



Ridgewater

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2 Bedroom Flat for Sale in Babbacombe, Torquay

£148,000

DESCRIPTION

Chain Free. A spacious second/top floor flat in a detached block of twelve purpose built flats situated within walking distance of the shopping facilities of Reddenhill Road and the well known Babbacombe Downs with it's lovely cliff top gardens and fabulous sea and coastal views across Lyme Bay. Also within easy walking distance are the comprehensive local shopping facilities of Babbacombe and St Marychurch, public transport to the main town centre, the open spaces of Cary Park with its bowling green and tennis courts, the golf club at Petitor, numerous churches and a local doctor's surgery.

The flat enjoys widespread open views over the surrounding area stretching from Dartmoor in the distance to the sea and coastline of Lyme Bay.

The flat offers good sized accommodation with gas fired central heating and double glazing. There are two double bedrooms, a good sized kitchen and a large bathroom/WC. Outside there are communal gardens and visitors parking areas and an allocated parking space.

Accommodation.

Main entrance door shared by four flats with an entry phone system. Stairs lead to the second floor landing. PVC part double glazed entrance door to

Entrance Hall. Coved ceiling with a loft access hatch. Radiator. Entry phone hand set. Built in linen/storage cupboard with shelving. Large built in storage cupboard with shelving.

Lounge/Dining Room. 19'5" x 10'4" (5.92m x 3.16m). Coved ceiling. Two radiators. Featuring a large double glazed window enjoying widespread open views over the surrounding area stretching from Dartmoor in the distance to the sea and coastline of Lyme Bay. Television aerial point. Obscure glazed door and a wide internal window and to the

Kitchen. 10'3" x 9'5" (3.13m x 2.89m). Double glazed window with views to the front. Fitted with a good range of units in a comprising floor based cupboards and drawers with roll edge worktop areas and coloured sink unit with a mixer tap. Matching wall cupboards. Baxi gas fired boiler supplying central heating and hot water. Neff 4 ring electric hob and Bosch fan assisted electric oven. Space for a

cooker and fridge. Plumbing for a washing machine. Coved ceiling. Tiled walls. Radiator.

Bedroom 1. 15'8" x 8'11" (4.79m x 2.74m). Double glazed window enjoying widespread open views over the surrounding area stretching from Dartmoor in the distance to the sea and coastline of Lyme Bay. Radiator. Coved ceiling.

Bedroom 2. 11'7" x 8'1" (3.54m x 2.47m). Double glazed window giving enjoying widespread open views over the surrounding area stretching from Dartmoor in the distance to the sea and coastline of Lyme Bay. Radiator. Coved ceiling.

Bathroom/WC. 8'4" x 6'4" (2.55m x 1.95m). A good sized room fitted with a white suite comprising a wash basin with cupboards under and a close couple W.C. Panelled bath with a chrome shower fitting. Tiled walls. Coved ceiling. Striplight with a shaver socket. Radiator. Obscure double glazed window.

Outside.

Communal Gardens and grounds with lawns, flower beds, trees and shrubs surround the block with a drying area and a dustbin storage area.

Allocated Parking Space. Additional visitors parking area.

General.

Tenure. Leasehold. Residue of a 120 year lease from 1983. Service charge £1,710 for 12 months from 01/10/23. Water meter fitted. The property is managed by Crown Property Management.

Council Tax Band C £1895.78 (2023/24).

Energy Performance Rating Band C.

Consumer Protection from Unfair Trading Regulations 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their

Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Please inform us of any particular requirements that are important to you prior to viewing.

PHOTOS





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