



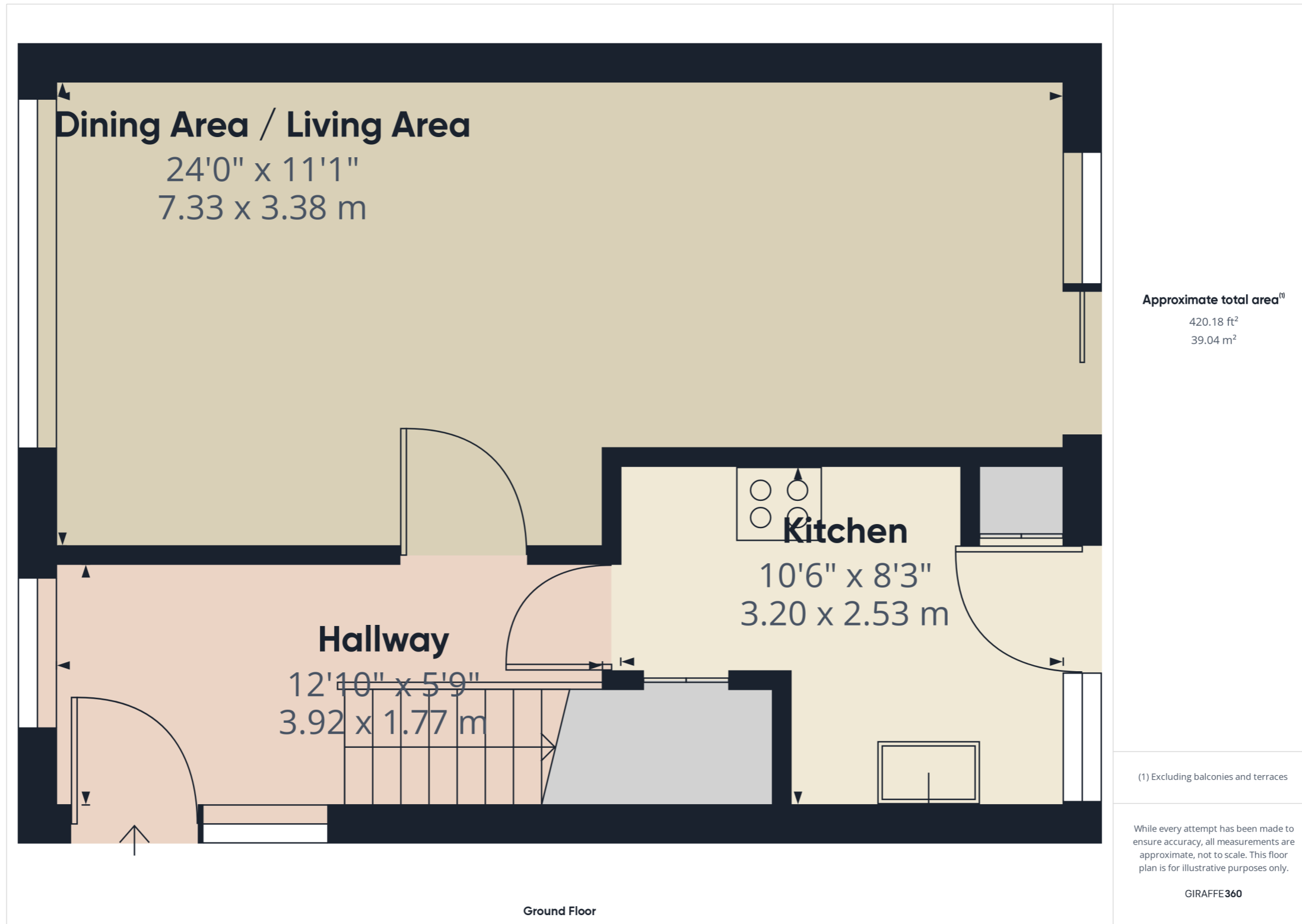
Ridgewater

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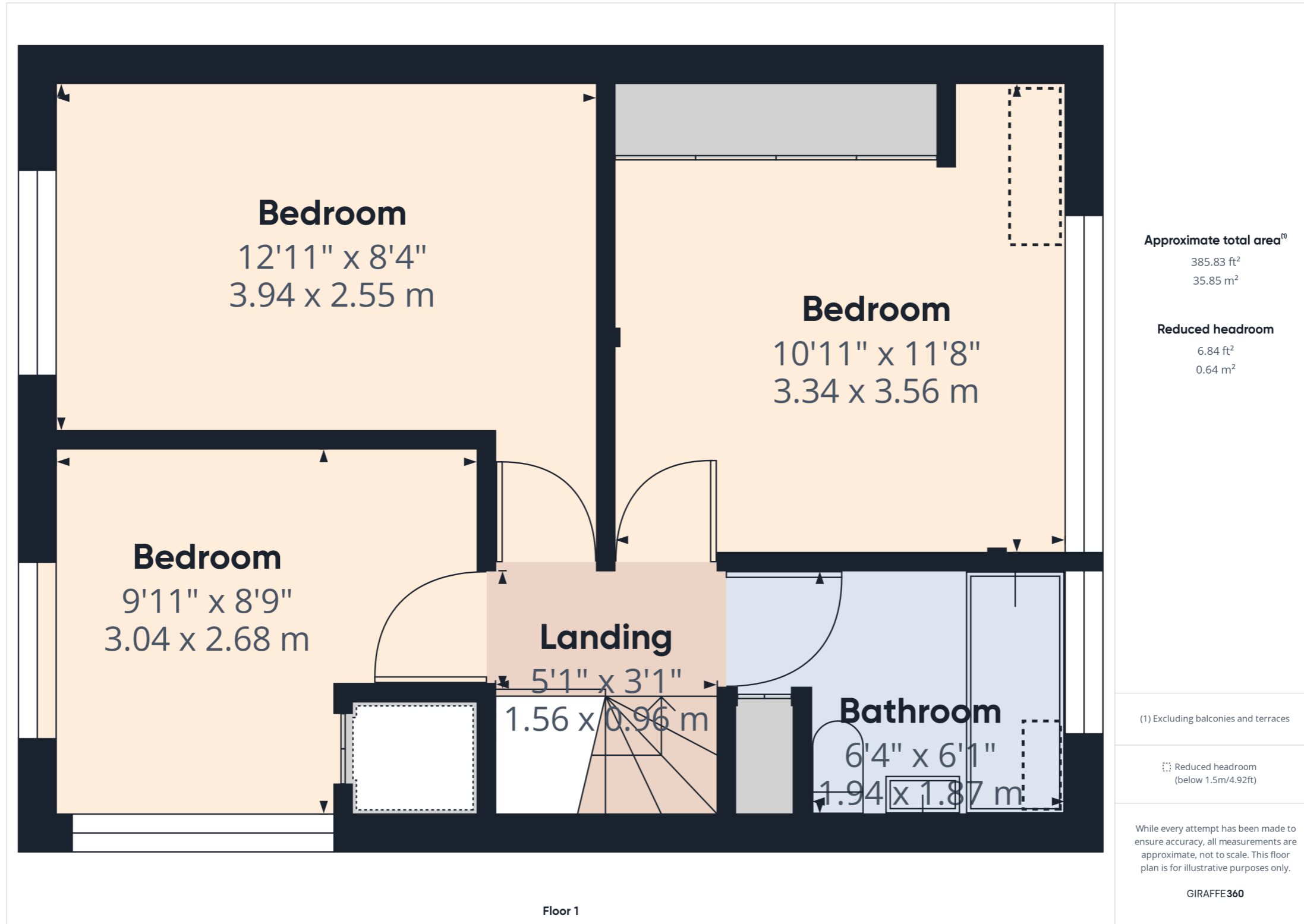
**3 Bedroom Semi-Detached House for Sale in Perinville
Road, Babbacombe**

£295,000

FLOOR PLAN



FLOOR PLAN



DESCRIPTION

A three bedroom end terraced house situated in this popular residential area and enjoying pleasant open outlooks to the rear over the surrounding area and towards Walls Hill. The house has gas fired central heating and double glazing and benefits from a parking space and a single garage. Outside are nice sized gardens to the front, side and rear.

The district of Babbacombe offers a range of facilities and amenities including churches, local shops in Reddenhill Road, the open spaces of Cary Park with its tennis courts and bowling green, woodland and coastal walks over Walls Hill and the Downs which give access to a choice of beaches including Ansteys Cove, Babbacombe and Oddicombe. Bus services operate from Babbacombe to Torquay town centre and St Marychurch. Together with its neighbouring districts of Wellswood, St Marychurch and Plainmoor, the area offers schools catering from infants to secondary age groups.

The property is being sold chain free.

Accommodation.

Obscure double glazed front door and large side window opening to the

Entrance Hall 12'10" x 5'9" (3.92m x 1.77m). Large double glazed window looking onto the front garden. Tiled floor. Radiator. Understairs storage cupboard.

Lounge/Dining Room 24'0" 11" (7.33m x 3.38m). Large double glazed windows overlooking the front gardens. Television and telephone/internet points. Large double glazed patio window and door overlooking and opening to the rear garden.

Kitchen 10'6" x 8'3" (3.20m x 2.53m). Fitted with a range of modern units in a cream finish comprising floor base cupboards and drawers with worktop areas and an inset one and a half bowl sink unit with a mixer tap. Matching wall cupboards. Fitted gas hob with a stainless steel splashback and cooker hood over and a New World double oven below. Plumbing for a washing machine. Large built in larder cupboard with shelving. Large built in storage cupboard housing a Glowworm Betacom gas fired condensing combination boiler. Tiled walls and tiled floor. Double glazed window and obscure double glazed door overlooking and opening onto the rear garden.

Stairs with a balustrade and handrail lead up from the hall to the

First Floor Landing. Access to the loft space.

Bedroom 1 11'8" x 10'11" (3.56m x 3.34m). Featuring large double glazed windows overlooking the rear garden with views over the surrounding area towards Walls Hill and the Ilsham area in the distance. Large fitted wardrobes with sliding doors with a side cupboard. Radiator.

Bedroom 2 12'11" x 8'4" (3.94m x 2.55m). Featuring large double glazed windows overlooking the front garden and towards Walls Hill. Radiator.

Bedroom 3 9'11" x 8'9" (3.04m x 2.68m). Double glazed windows giving a double aspect overlooking the front and side gardens. Built in shelved cupboard/wardrobe. Radiator.

Bathroom/WC 6'4" X 6'1" (1.94m X 1.87m). Fitted with a white suite comprising a spa style bath with a glazed shower screen and a chrome mixer shower fitting over. Wash basin with a mixer tap set in a vanity unit with cupboards under. Close couple WC. Recessed ceiling lights. Chrome ladder style radiator/towel rail. Corner shelving. Shaver socket. Built in linen cupboard with a radiator. Mosaic tiled walls and tiled floor. Double glazed window to the rear.

Outside.

A door from the rear garden gives access to the Single Garage with electric light and points. Parking Space in front opening onto Perinville Road.

The **Front Garden** is mainly arranged as a sloping lawn with various small trees and shrubs planted. A concrete pathway and steps lead to the main entrance door at the side of the house with a fence and gate opening to the

Level Side Garden which is enclosed by walls and fencing with a large concrete and paved patio/sitting out area with raised flower/shrub borders. Outside tap. A gravel pathway leads to the

Level Rear Garden enclosed by walls and fencing. Immediately behind the house is a paved sitting out area opening onto a level lawn with a raised flower/shrub

border and a further area laid with artificial lawn. A pathway and gate opens to a rear access path leading to Perinville Road.

A door from the garden opens to the **Single Garage** with a metal up and over door, fluorescent lighting and electric points.

There is a also **Parking Space** in front of the garage.

Energy Performance Rating Band C.

Council Tax Band C (£1,984.75 2024/25).

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





Paignton Office

Ridgewater Sales & Lettings

1 Manor Corner Preston TQ3 2JB

Tel: 01803 525 100

Web: www.ridgewater.co.uk

Email: enquiries@ridgewater.co.uk



Torquay Office

Ridgewater Sales & Lettings

79 Babbacombe Rd Torquay TQ1 3SR

Call: 01803 525 100

Web: www.ridgewater.co.uk

Email: enquiries@ridgewater.co.uk

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