



Ridgewater
Local • Independent • Experts

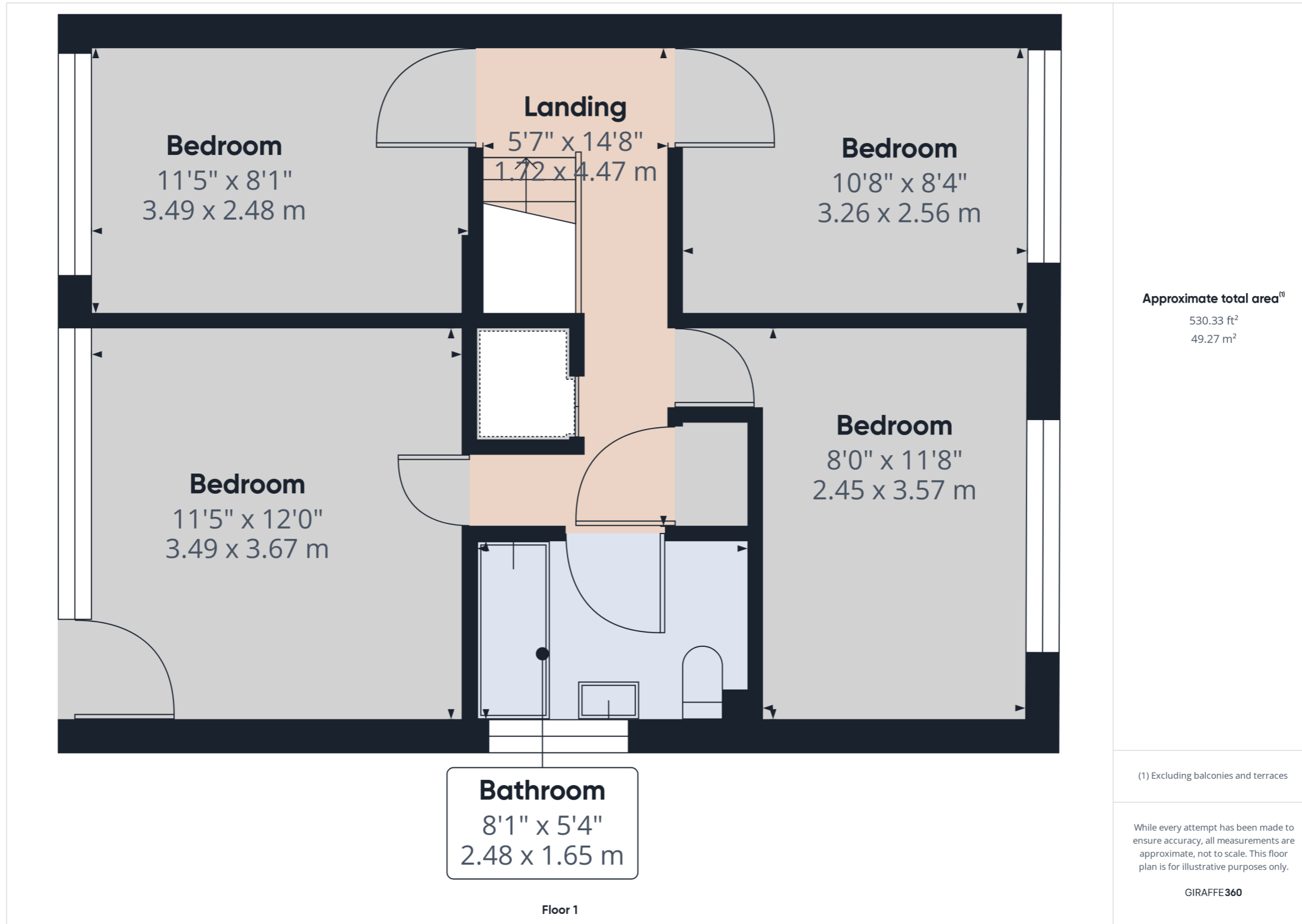
**4 Bedroom Detached House for Sale in Redgate Close,
Babbacombe**

£455,000

FLOOR PLAN



FLOOR PLAN



DESCRIPTION

Chain Free. A four bedroom detached house enjoying panoramic sea views of Lyme Bay and the coastline stretching along towards East Devon and Dorset. The property is located in a small cul-de-sac on the popular Torbay Park area, within reach of local shops, schools, the open spaces of Cary Park with its tennis courts and bowling green. Coastal walks over Walls Hill and the scenic Babbacombe Downs are close by which give access down to Ansteys Cove, Oddicombe and Babbacombe beaches. Bus services operate from Babbacombe to Torquay town centre. Together with its neighbouring districts of St. Marychurch and Plainmoor, the area offers schools catering from infants to secondary age groups.

The house offers family sized accommodation with gas fired central heating and double glazing. There is a driveway leading to the car port and garage and a good sized rear garden which backs onto allotments.

At the end of the cul-de-sac is a wooded footpath providing access to Babbacombe Road and Walls Hill beyond in one direction and the open areas of Quinta View Point and the woodland at Warberry Copse in the other.

Accommodation.

A PVC entrance door opens to the

Entrance Hall. Coved ceiling. Radiator.

Ground Floor Cloakroom/WC. White suite comprising a close couple WC and a wash basin with a tiled surround. Radiator. Double glazed window.

Lounge. 20'7" x 11'4" (6.28m x 3.46m). A spacious room featuring two very large double glazed windows overlooking the front garden and giving pleasant views over the surrounding and sea views of Lyme Bay. Glazed door and side screen to the hall. Coved ceiling. Radiator. A wide opening with glazed double doors opens to the

Dining Room 16'9" x 8'4" (5.11m x 2.54m). Double glazed patio door and window opening onto the rear garden. Coved ceiling. Radiator. Storage cupboard also housing the gas fired boiler. Door to the entrance hall.

Kitchen 11'8" x 8'1" (3.56m x 2.47m). Fitted with a range of wall cupboards and floor base cupboards and drawers with work tops over. One and a half bowl stainless steel sink with a mixer tap. Four ring electric hob with a cooker hood over. Double oven. Space for a fridge/freezer and other appliances. Plumbing for a washing machine. Part tiled walls. Double glazed door and a double glazed window to the rear garden.

Stairs from the hall lead up to the **First Floor.**

Landing. Coved ceiling. Access to the loft space. Built in airing cupboard and a useful storage cupboard.

Bedroom 1 12'0" x 11'5" (3.67m x 3.49m). Featuring full width double glazed windows and a door opening onto the balcony and giving panoramic sea and coastal views over Lyme Bay and the surrounding area. Coved ceiling. Radiator.

Balcony with a guard rail surround enjoying the panoramic sea and coastal views.

Bedroom 2 11'5" x 8'1" (3.49m x 2.48m). Wide double glazed window to the front giving panoramic sea and coastal views over Lyme Bay and the surrounding area. Coved ceiling. Radiator.

Bedroom 3 11'8" x 8'0" (3.57m x 2.45m). Wide double glazed window overlooking the rear garden with tree lined views over the surrounding area. Coved ceiling. Radiator.

Bedroom 4 10'8" x 8'4" (3.26m x 2.56m). Wide double glazed window overlooking the rear garden with tree lined views over the surrounding area. Coved ceiling. Radiator.

Bathroom/WC. 8'1" x 5'4" (2.48m x 1.65m). White suite comprising a panelled bath with an electric shower unit over. Close couple WC and Pedestal wash basin. Tiled walls. Radiator. Obscure double glazed window to the side.

Outside.

Mainly lawn **Front Garden** with shrubs and a concrete path.

Tarmac Driveway with parking space leads to the

Car Port with exterior lighting and roof window. A metal up and over door opens to the attached

Garage with electric light and points. A PVC part glazed door opens to the rear garden.

Rear Garden. Immediately behind the house is a wide paved patio area with a pathway to the side of the house. Eight steps then lead up to a good sized mainly lawn garden which backs onto the allotments of Quinta View.

Please note - We have used virtual staging in some photographs to give an impression of how the property could look, furnished these photos are not included in the sale.

Council Tax Band E £2,729.04 (2024/5).

Energy Performance Rating Band D.

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

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.