



General View of the property



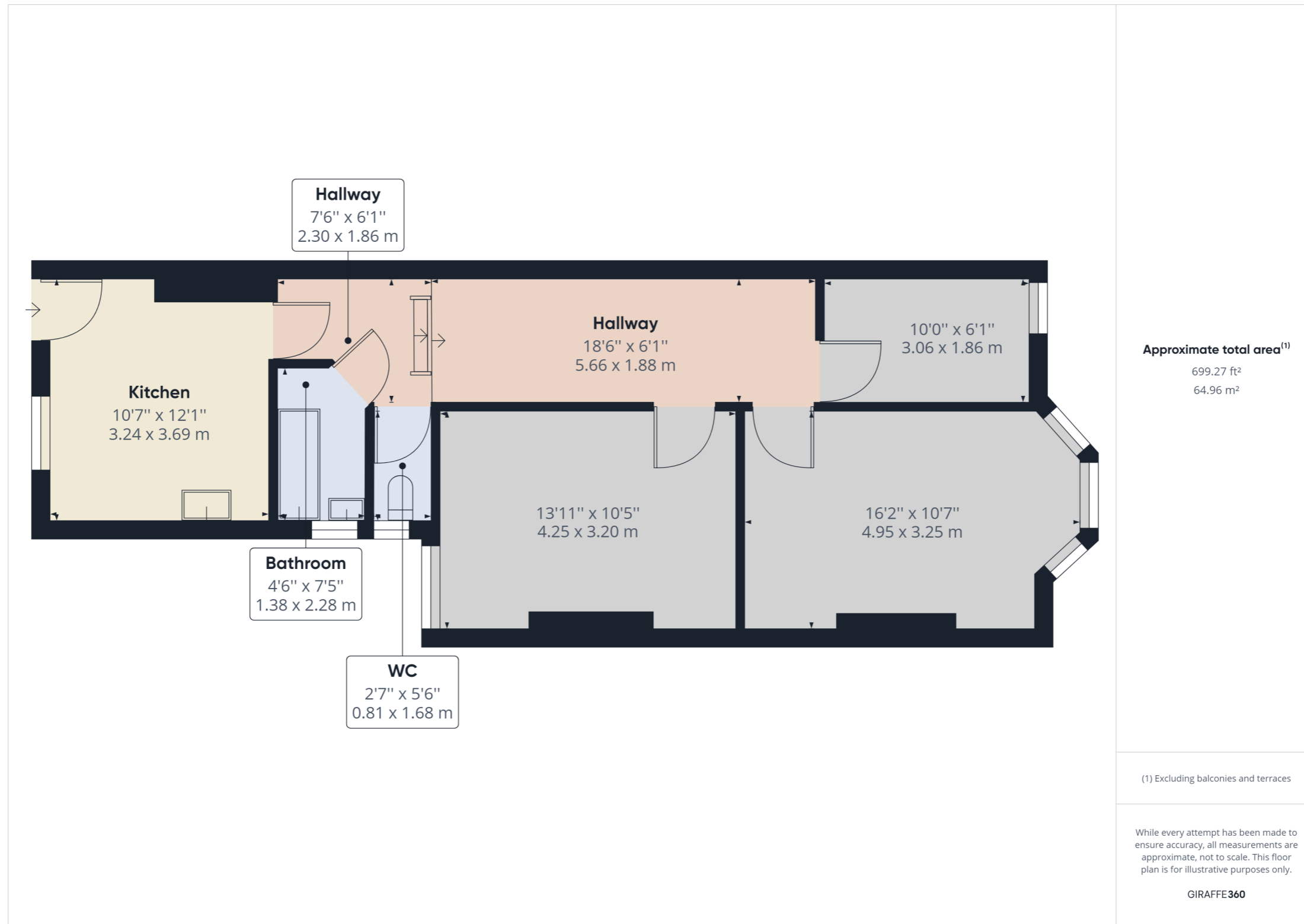
Ridgewater

Local • Independent • Experts

2 Bedroom Flat for Sale in Churchway, Babbacombe

£145,000

FLOOR PLAN



DESCRIPTION

Looking for a project to make your own? We are excited to offer a two bed flat offering an exciting opportunity to create your ideal home, situated in the heart of Babbacombe, adjacent to the main shopping area in Reddenhill Road. The open space of Babbacombe Downs, Walls Hill, Sea Front, Cary Park with its tennis courts and bowling green, public transport and local amenities are within easy, level walking distance. This spacious first-floor flat needs modernisation and TLC but presents an excellent canvas to create your perfect home with the potential to change the layout to suit your lifestyle. Not only a prime location but also the chance to create your dream space.

The property offers a large lounge with a double glazed bay window overlooking the front garden and high ceilings, 2 bedrooms and a good sized kitchen.

The flat is accessed via St Albans Lane and is reached via a flight of steps up with handrails in place for safety.

By virtue of its size and location, the flat is ideally suited for either first time buyers or as a potential investment purchase.

Kitchen 10'7" x 12'1" (3.24 x 3.69m) with linoleum flooring featuring double-glazed door, providing natural light and easy access. Wall and base units offer ample storage options. Stainless steel single bowl sink unit. Single glazed sash window, Boiler.

Bathroom 4'6" x 7'5" (1.38 x 3.69m) with linoleum flooring featuring a single-pane window. Equipped with a bath and pedestal basin. Loft hatch.

Separate WC 2'7" x 5'6" (0.81 x 1.68m) with linoleum flooring. Separate to the bathroom for added convenience. single-pane window.

Hall 18'6" x 6'1" (5.66 x 1.88m) with carpet flooring. Featuring a small triple view window under the ceiling, allowing natural light to brighten the area.

Bedroom 1 13'11" x 10'5" (4.25 x 3.20m) with carpet flooring. Boasting a front aspect with a single sash window, providing a view of the surroundings. Tiled gas fireplace adds character to the room.

Lounge 16'2" x 10'7" (4.95 x 3.25m) with carpet flooring. The large lounge area features double-glazed sash bay windows that offer a captivating view of the front garden. High ceilings add an elegant touch to this inviting space with a gas fire currently in place.

Bedroom 2 10' x 6'1" (3.06 x 1.86m) with carpet flooring. Offers a double-glazed sash-style single window. Loft hatch.

This property represents a fantastic opportunity to create your dream living space in one of the most sought-after areas in Babbacombe, Torquay. With its excellent location, private entrance and ample potential for modernisation, it's a must-see for those looking to invest in a property with character and charm.

Don't miss out on this exciting project! Contact us today to arrange a viewing and discover the endless possibilities that await you in this prime Babbacombe location.

Council Tax Band B (£1,658.89 or £1,244.10 with single person discount 2022/23).

Energy Performance Rating Band D.

Tenure - Freehold

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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