

SIMPLY GREEN

York Villa's

Torquay

SIMPLY GREEN
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FOR SALE
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2 BEDROOM TERRACED

- ◆NO ONWARD CHAIN
- ◆2 BEDROOM END TERRACE
- ◆RECENTLY REDECORATED
- ◆LOUNGE DINING ROOM
- ◆CONSERVATORY
- ◆KITCHEN
- ◆CLOSE TO BABBACOMBE DOWNS
- ◆SOUGHT AFTER LOCATION
- ◆ALLOCATED OFF ROAD PARKING
- ◆TENURE - FREEHOLD. COUNCIL TAX BAND C. .

Situated in a sought after area of Babbacombe just a short walk from Babbacombe Downs, Tessier Gardens and St Marychurch Precinct, with No Onward Chain, is this modern End Terrace home offering spacious accommodation throughout. In a level position close to transport links and a range of amenities, the property has its own allocated parking at the rear and features a spacious living room with attached conservatory. 2 double bedrooms and modern shower room and has recently been painted and decorated throughout. Viewing comes highly recommended to appreciate the accommodation on offer!



Accommodation

Timber door opens into entrance porch, with cupboard housing the consumer unit, power points and thermostat. Tiling to floor, doors leading to Kitchen and Lounge Dining Room as well as stairs rising to the first floor. The kitchen comprises of a range of wall and base units, work surfaces and tiled splashback with sash window to the front. Central heating radiator, glow worm boiler, integrated hob with extractor over, inset sink and mixer tap. Tiling to flooring, space and plumbing for white goods.

To the lounge, there are UPVC double glaze doors opening out into the conservatory, central heating radiator, under stairs storage cupboard. A range of power points and feature electric fireplace with wooden surround. The conservatory has wrap around double glazed windows, with sliding doors opening into courtyard garden. Lighting and power point, with tiling to floor.

First Floor Accommodation

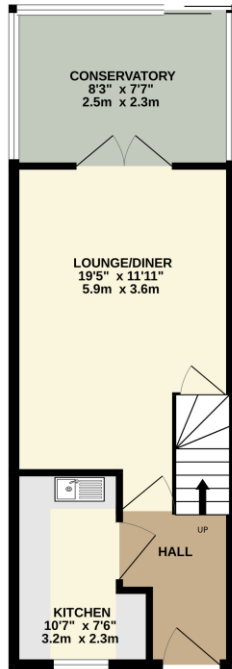
Stairs, rising to landing, given access to all rooms, smoke alarm and storage cupboard.

Bedroom one comprises of UPVC double glazed windows to the rear, central heating radiator and a range of power and media points, with an opening to fitted wardrobe storage. Bedroom two with sash window to the front, central heating radiator and power points. Access to the loft.

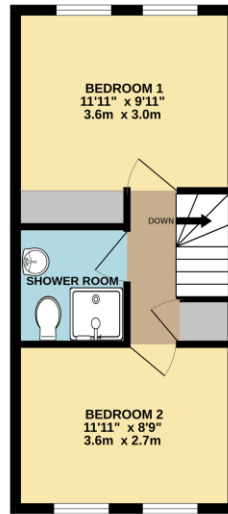
The Shower Room comprises of a modern three piece suite with a walk in shower with glass sliding doors, wash basin with mixer tap, vanity mirror over & a low level WC. Tiling to surrounds and flooring, extractor fan and central heating towel rail.



GROUND FLOOR
428 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA: 751 sq.ft. (69.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The sources, opinions and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Outside

To the front of the property there is a small courtyard, with pathway to the front. Level access onto Babbacombe Road, with a wealth of amenities just a short walk away. The rear courtyard has patio to the side of the property, wrapping around to the front, with the conservatory extension taking up much of the rear courtyard. With a timber gate opening into the communal parking area where there is a numbered allocated parking space for one car as well as visitor parking available.

EPC: C

COUNCIL TAX BAND: C

TENURE: FREEHOLD

For more information on this house or to arrange a viewing please call the office on:

01626 798440

Alternatively, you can scan below to view all of the details of this property online.



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