



## Babbacombe Road | Torquay | TQ1 3SU

A 2 bed first floor flat situated within the Babbacombe area of Torquay and only a short stroll to Babbacombe Downs and the sea. Requiring some updating now but offering well planned accommodation with a lounge, kitchen, bathroom, a double and single bedroom. There is a small seating area plus parking for one car.

## Offers Over £120,000

- CLOSE TO BABBACOMBE DOWNS
- TWO BEDROOMS
- PARKING
- BALCONY
- OWN PRIVATE ENTRANCE

## Entrance

Double glazed door to:-

## Kitchen

Fitted with a matching range of base mounted units and drawers with roll edged work surface over. Single bowl stainless steel sink unit with mixer tap. Fitted electric oven and hob with cooker hood above. Space for fridge/freezer. Double glazed windows to front and side. Extractor fan. Doorway to:-

## Lounge

Double glazed tilt and turn window to front. Airing cupboard housing the hot water cylinder and space for washing machine. Electric heater. Doorway to:-

## Inner Hall

Electric meters. Doors to:-

## Bedroom One

Double glazed window to front.

## Bedroom Two

Double glazed window to front. Electric heater.

## Bathroom

Fitted with a matching three piece white suite comprising panelled bath with mixer tap, low level WC and pedestal wash hand basin with mixer tap. Extractor fan. Wall mounted heater.

## Outside

To the front of the property there is a parking area. Steps lead up to the balcony with space for a bistro table and chairs.

Material Information: Tenure- Leasehold, Length of Lease- Approx 186 years TBC, Ground rent, Service charge - Split 3 ways TBC

Address 'Babbacombe Road, Torquay, TQ1 3SU'

Tenure 'Leasehold'

Council Tax Band 'A'

EPC Rating 'TBC'

## Contact Details

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1 FLOOR, 2 BEDS, 1 BATH

Measurements are approximate. Not to scale. Illustrative purposes only. Made with floorplan 02021

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.