



St. James Place, Torquay, TQ1 3LT

Asking Price Of £250,000

We all dream of a cottage by the sea, well here is your chance to buy one! This charming two bedroom terrace cottage is located just off Babbacombe Downs so is within a few minutes walk of all the local shops, bus and more importantly the beach! Having been recently refurbished it is now well presented with a new kitchen, carpets and has been redecorated. It retains character features including window seats, panelled doors and an original fireplace but has the modern conveniences of double glazed and central heating. there is a beautiful front garden enjoying a sunny position along with a small rear courtyard with a shed and extra W/C. With no chain, we recommend an earlier viewing!

- COTTAGE
- 2 BEDROOMS
- RECENTLY REFURBISHED
- GARDEN
- OFF BABBACOMBE
DOWNS
- NO CHAIN

Hallway

Cupboard housing fuse box stairs to first floor.

Lounge/Diner (Irregular shape) - 6.4m x 3.2m (20'11" x 10'5")

A lovely bright room with dual aspect double glazed windows one of which has a pleasant outlook over the front garden. Latch window also has a bench seat below, also with an internal stain glass window. There are two useful store cupboards plus a handy understair cupboard. Wall mounted TV point. two radiators. Panelled door to.

Kitchen - 3.2m x 1.7m (10'5" x 5'6")

A newly fitted range of grey woodgrain effect wall and base units with integrated electric hob with concealed cooker hood and oven below. Stainless steel sink unit. Integrate refrigerator. Glass display cabinet. Double glazed window and door to courtyard.

First floor landing

Access to loft.

Bedroom One - 4.1m x 3.2m (13'5" x 10'5")

A spacious double room allowing ample space for a kings sized bed and wardrobes. Double glazed window with a delightful outlook over to the front garden locality. Radiator.

Bedroom Two - 3.1m x 2.3m (10'2" x 7'6")

Another double room with original cast fireplace and built in cupboard. Double glazed window. Radiator.

Address St. James Place, Torquay, TQ1 3LT

Tenure Freehold

Council Tax Band C

EPC Rating D

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Bathroom

A spacious bathroom with bath, wash hand basin and w/c. Double glazed window. Chrome ladder radiator.

Outside

To the front is a beautiful cottage garden being level with a lawn and a variety of trees and shrubs which provide a degree of privacy. To the rear is a small flagstoned courtyard with a useful built in store shed and w/c. A footpath runs in front of all the cottages within the row, allowing residents access to their properties.

Parking

On road only. There is a council carpark nearby at Walls hill.

Directions

From the junction of Babbacombe road and Babbacombe Downs Road. Turn into Babbacombe Downs Road and the first turning on your left in St James Place. The cottage is towards the bend in the road on your right.

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.