



Babbacombe Downs Court, 88, Babbacombe Road, Torquay, TQ1 3TJ

Asking Price Of £170,000

A coastal retreat! Taylors are pleased to be offering this 2 bedroom second floor flat for sale. Located just off the beautiful Babbacombe Downs and within a few minutes walk of good local restaurants, pubs and a theatre situated along the downs, with St Marychurch and Babbacombe shops to hand. The beaches are a little further but well worth the walk! The flat offers a lounge, kitchen, two bedrooms and a shower room having double glazing and central heating. It also has a parking space. Being sold chain free. A perfect getaway or first time purchase.

- Babbacombe Downs area
- Sea views
- Parking
- No chain!
- Some up-dating required

Communal Entrance

Hallway Stairs or lift to 2nd floor landing.
Front door to flat.

Lobby Coat hanging space. Built-in store cupboard with water meter.
Inner door to:

Hallway

Telephone entry intercom.

Lounge 4.5 m x 3.4 m max

A large bright room with double glazed window with a pleasant open outlook across the locality. Decorative fireplace with inset gas fire. Radiator. TV point.

Kitchen 3.4 m x 1.7 m max

Fitted with a range of matching wall and base units with worksurface over. Inset ceramic sink unit with chrome mixer/spray tap over. Integrated electric hob with matching oven/grill below and cooker hood over. Double glazed window. Radiator. Space for fridge/freezer and plumbing for washing machine.

Bedroom One 3.9 m x 2.7 m max

A double room having a range of built in wardrobes. Double glazed window with an open outlook to the locality. Radiator.

Bedroom Two 3.4 m x 2.7 m max

A double bedroom with double aspect double glazed windows both of which enjoy an outlook and one has sea views. Radiator. Cupboard housing Ideal gas boiler with storage over.

Address Babbacombe Downs Court, 88,
Babbacombe Road, Torquay, TQ1 3TJ

Tenure 'Leasehold'

Council Tax Band 'B'

EPC Rating 'D'

Contact Details

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Shower Room

Fitted with a modern white suite comprising shower cubicle with chrome mains fed shower fitment, vanity unit with inset wash hand basin and close WC with dual flush. Tiled walls and floor. Double glazed window with an open outlook and sea views. Radiator.

Outside

Communal grounds.

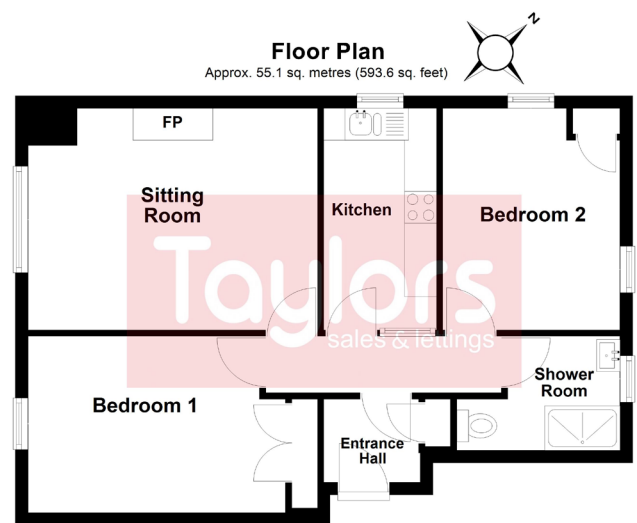
Parking

A single parking space.

Leasehold 950 years remaining

Service Charge £828.48 per year

Lift is under a separate service charge. We understand this is split between the 3 flats that use it and are awaiting confirmation of the last service charge.



Total area: approx. 55.1 sq. metres (593.6 sq. feet)

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.