

## Babbacombe Road, Torquay, TQ1 3SR

This 3 bedroom mid terraced property is situated in the very heart of Babbacombe, standing in an enviable level location, just a stone throw away from the picturesque Babbacombe Downs. A host of local amenities are on the doorstep, including shops, restaurants, bars, the theatre and the scenic Cary Park close by. The property has a modern open plan layout downstairs with 3 bedrooms and a roof terrace and also a paved courtyard and store area.

Asking Price Of £230,000

- CLOSE TO TOWN
- 3 BEDROOMS
- WALKING DISTANCE TO SEAFRONT
- COURTYARD
- GAS CENTRAL HEATING
- 2 TOILETS

uPVC Door into;

**LOUNGE** - 3.3m x 2.46m (10'9" x 8'0")  
Double glazed front door, large double glazed window to front, wood effect flooring, cupboard housing electric meter and consumer unit and further alcove cupboards.

**KITCHEN/DINER** - 9.19m x 2.37m (30'1" x 7'9")  
Fitted with a range of modern units and work surfaces with feature wood effect upstands and inset sink unit. Built in electric oven with ceramic hob over, space for dishwasher, washing machine and space for fridge/freezer. Feature display shelving, cupboard housing Glow Worm gas boiler, wood effect flooring, double glazed windows to the side and rear and door leading out to courtyard patio.

**BEDROOM ONE** - 2.57m x 3.29m (8'5" x 10'9")  
Double glazed window to front with wood effect flooring.

**BEDROOM TWO** - 2.24m x 3.05m (7'4" x 10'0")  
Double glazed window to back, wood effect flooring.

**BEDROOM THREE** - 2.47m x 6.34m (8'1" x 20'9")  
Wood effect flooring, double glazed door out to roof terrace, enjoying views over the roof tops to Warberry Copse in the distance, around to the spire of All Saints Church.



**BATHROOM**  
Fitted with a contemporary white suite of bath with tiled panel and shower over with large rain head and hand shower, feature wash basin and WC.

**OUTSIDE**  
To the rear of the property is a small enclosed sunny paved courtyard and block built store with power and lighting, ideal for storage.



Material Information

Babbacombe Road,  
Torquay, TQ1 3SR

Tenure 'Freehold'

Council Tax Band 'B'

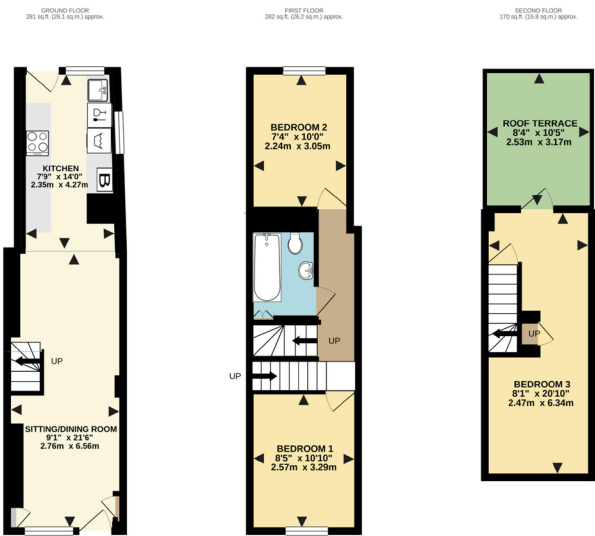
EPC Rating 'D'

Contact Details

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TOTAL FLOOR AREA: 732 sq.ft. (68.0 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floor plans, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plans are for guidance only and should not be used for any purpose other than that for which they were intended. The plans are not to be used for any other purpose without the prior written consent of the agent.

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.