



**PRIVATE
RESIDENTS
ONLY**

Connells

Lyme View Road
Torquay



Property Description

This well presented two bedroom purpose built flat enjoys panoramic sea and coastal views over Lyme Bay and its coastline towards Portland Bill as well as the open spaces of Walls Hill and the surrounding area. The flat has been updated and offers very well presented accommodation with gas fired central heating and double glazing. There is a well fitted modern kitchen and a modern suite to the shower room. The spacious lounge has a balcony off which has been enclosed with double glazed patio doors and windows and from where the fantastic views can be most enjoyed.

The district of Babbacombe offers a range of facilities and amenities including churches, local shops in Reddenhill Road, the open spaces of Cary Park with its tennis courts and bowling green, coastal walks over Walls Hill and the Downs which give access to a choice of beaches. Bus services operate from Babbacombe to Torquay town centre and the neighbouring St Marychurch area.

The property is for sale chain free.



Accommodation

Entrance door with a security entry phone system leads to the entrance lobby. A short flight of stairs lead up to the middle floor landing. Fire door with double glazed panels opens to

Entrance Hall

Deep built in linen/storage cupboard with a space heater, slat shelving and light.

Lounge

16' x 14' (4.88m x 4.27m)

A delightful room featuring almost full width and floor to ceiling double glazed picture windows with sliding central doors opening to the balcony and offering fantastic panoramic sea and coastal views over Lyme Bay with Portland Bill visible on a clear day. Electric fire with a plinth below. Television aerial point. Telephone point. Radiator.

Enclosed Double Glazed Balcony

15' 6" x 3' 7" (4.72m x 1.09m)

The balcony has been enclosed with full width double glazed windows and central sliding patio doors with a modern stainless steel and glass guard rail. Electric light and points. Vertical chrome radiator. An ideal for sitting and enjoying the panoramic sea and coastal views.

Kitchen

9' 8" x 7' 9" (2.95m x 2.36m)

Double glazed window enjoying the widespread panoramic coastal and sea views over Lyme Bay and surrounding area. Beautifully fitted with modern units comprising floor base cupboards and drawers including pan drawers. Work top areas with an inset stainless steel sink unit with a mixer tap. Tiled surrounds. Good range of matching wall cupboards. Fitted Bosch four ring hob with a cooker hood over. Built in Neff eye level fan assisted oven. Integrated fridge and washer/drier. Tiled floor. Led overhead, display and worktop lighting. Additional built in cupboard and a walk in cupboard with space

for a freezer and shelving, also housing the Baxi gas fired condensing combination boiler.

Bedroom 1

13' 1" x 12' 1" (3.99m x 3.68m)

including the depth of the full width modern fitted wardrobes with hanging rails and shelving. Radiator with a cabinet housing. Large double glazed window overlooking the front gardens.

Bedroom 2

9' 5" x 8' 2" (2.87m x 2.49m)

presently used as a dining room. Radiator with a cabinet housing. Large double glazed window overlooking the front gardens.

Shower Room/Wc

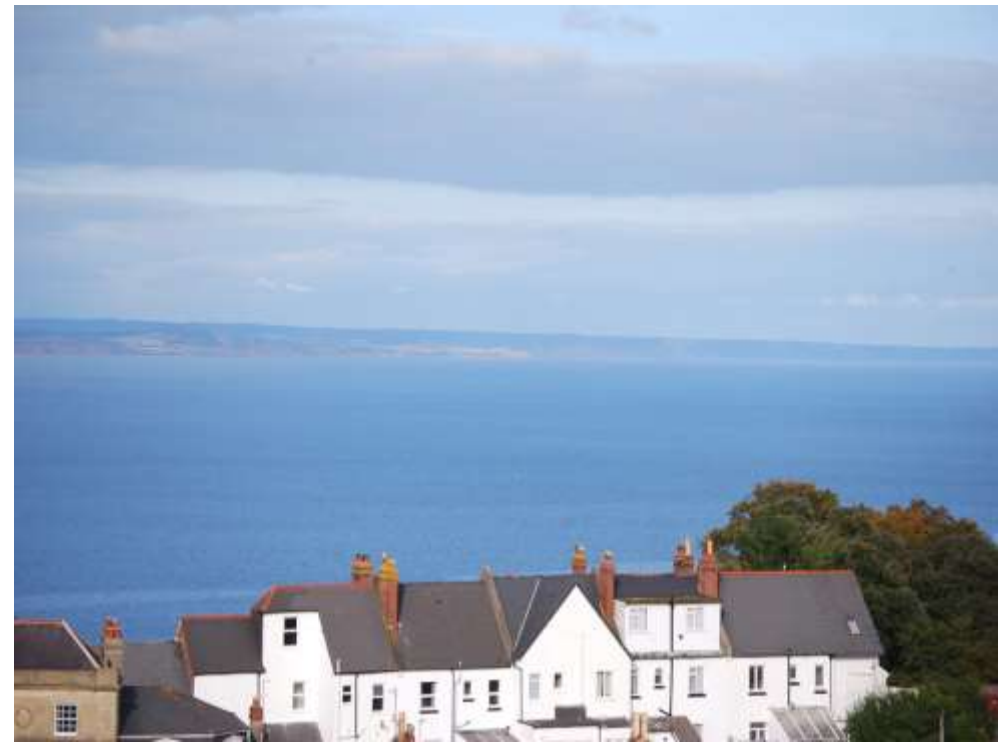
5' 6" x 5' 5" (1.68m x 1.65m)

Fitted with a modern white suite comprising a shower cubicle with a chrome mixer shower fitting and glazed screens and sliding door. Washbasin in a vanity unit with cupboards under. Close couple WC. Extractor fan. Electric shaver socket. Chrome ladder style radiator. Chrome bathroom fittings. Mirror fronted cabinet. Tiled walls and floor.

Outside

Knighton Court stands in very well kept grounds to both front and rear with communal gardens with flower and shrub beds and areas of lawn.

A driveway to one side gives access to the Car Port which is situated beneath the building with two metal storage cupboards, lighting and space for clothes drying.





To view this property please contact Connells on

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115 Union Street
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EPC Rating: B

Council Tax
 Band: C

Service Charge:
 1200.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/TQY314414

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Dec 1964. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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