



**Connells**

Tudor Rose Flat, Babbacombe Road  
Torquay



### Property Description

Discover this charming 2-bedroom flat on Babbacombe Road, offering a comfortable and convenient lifestyle. The property features a driveway, providing hassle-free parking. Ideally located, it is just a short walk from the scenic Babbacombe Downs, perfect for enjoying beautiful coastal views and outdoor activities. Additionally, the flat is close to a variety of local shops and well-connected bus routes, making daily errands and commuting a breeze. This lovely flat is an excellent choice for those seeking a well-located and welcoming home in Torquay.





## Foyer

Walk in airing cupboard housing central heating boiler, light, power, radiator.

## Lounge

18' 8" x 16' 10" ( 5.69m x 5.13m )

Double glazed window to front, log effect electric fire and two radiators.

## Kitchen

16' 9" x 10' 8" ( 5.11m x 3.25m )

Modern matching wall and base units, led plinth lights, electric oven and gas hob, single bowl stainless steel sink with mixer tap, space for dishwasher and fridge freezer, radiator.

## Bedroom 1

16' 2" max x 11' 11" max ( 4.93m max x 3.63m max )

Windows to front and side, double wardrobe and radiator.

## Bedroom 2

20' 4" max x 7' 1" max ( 6.20m max x 2.16m max )

Windows to front, double wardrobe and radiator.

## Bathroom

Three piece white suite comprising of shower over bath, low level WC, sink with cupboard and downlighters, inset spotlights and chrome ladder radiator.

## Inner Hallway

Storage cupboard

## Outer Hall

Double glazed door to car park and stairs down to;

## Basement Room 1

17' 9" x 12' max + door recess ( 5.41m x 3.66m max + door recess )

## Cloakroom

Low level WC and wash hand basin with mixer tap.

## Utility Room

19' 4" x 7' 6" max ( 5.89m x 2.29m max )

Roll edge work surface with cupboards below and space for washing machine.

## 2nd Level

20' 9" x 8' 3" + recess ( 6.32m x 2.51m + recess )

Opening to;

## Kitchen Area

11' 5" max x 16' 3" max ( 3.48m max x 4.95m max )

Sink, breakfast bar and shower cubicle with electric shower.

## Outside

Small patio area and allocated parking space.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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115 Union Street  
 TORQUAY TQ1 3DW Council Tax Band: C

**EPC Rating: B**

**view this property online [connells.co.uk/Property/TQY313573](http://connells.co.uk/Property/TQY313573)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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