

INVESTMENT PROPERTY

For Sale

BABBACOMBE ROAD, TORQUAY, TQ1 1HW

Pincombe's
estate agents

The Accommodation Comprises:

GROUND FLOOR UPVC door with obscure glazed inset into:

HALLWAY Inset spotlights. Radiator.

LIVING ROOM 17' x 14' (5.2m x 4.3m) A dual aspect room with UPVC double glazed window overlooking the garden and UPVC double glazed window to side. 2 x Radiators. Wooden fireplace surround with marble style inset and hearth. T.V. aerial point. UPVC sliding doors leading out to the rear garden.

KITCHEN 14'1" x 7'5" (4.3m x 2.3m) Worksurfaces to 3 sides with range of Shaker style storage units. Matching range of eye-level units. Stainless steel sink, drainer unit. Built-in Beko 4-burner hob with extractor hood above and Diplomat oven beneath. Part tiled walls. Inset spotlights. 2 x Spaces for appliances. Radiator. UPVC double glazed window to side.

BEDROOM 1 14'1" x 10'1" (4.3m x 2.3m) UPVC double glazed window overlooking the garden. 2 x Radiators. T.V. aerial point.

BEDROOM 2 11'8" x 11'4" (3.6m x 3.5m) UPVC double glazed window to front and UPVC double glazed window to side. Radiator. Telephone point.



BATHROOM Panelled bath with tiled surround with shower and glazed screen. Pedestal wash basin with shaver point. Low level W.C. Part tiled walls. Heated towel rail. Radiator. Built-in cupboard housing the Worcester boiler with slatted shelving and light. UPVC obscure glazed window.

OUTSIDE To the front there is an **ALLOCATED PARKING SPACE** and to the rear of the bungalow, there is a raised, level lawn garden with woodchip border and ample space for garden furniture. The garden is enclosed by hedging, ensuring privacy.

ADDITIONAL INFORMATION

TENURE – Freehold

COUNCIL TAX – Band C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

