



106 LYME VIEW ROAD, BABBACOMBE, TORQUAY,
BABBACOMBE, TORQUAY, TQ1 3UB

Pincombe's
estate agents



A 3 BEDROOM HOUSE ENJOYING WIDESPREAD VIEWS TO WALLS HILL, ACROSS TO THE CLIFFS AT BABBACOMBE AND OUT AS FAR AS PORTLAND BILL

This red brick terraced house is situated in the popular Babbacombe area of Torquay, convenient for amenities in Babbacombe and St Marychurch, including a variety of shops, cafes, supermarkets, and health practitioners. The green open spaces of Walls Hill and Babbacombe Downs are a few minutes' away to enjoy a stroll and take in the beautiful views along the coast, and there is also easy access to the Beaches, coves, and southwest coast path along with various leisure activities such as tennis, golf, gyms, and an indoor swimming pool. For travelling and commuting, there is a bus service covering the local areas and the town centre, and Torquay station is located just off Torquay sea front with regular trains running to Exeter, Manchester and London Paddington.

The accommodation is presented over 2 levels comprising covered Entrance Porch, Hallway, Living room, Conservatory opening directly to the garden with lovely views across to Babbacombe and beyond, Kitchen, 3 Bedrooms (one with a balcony and 2 with sea views), Bathroom with spa bath and Cloakroom. Outside, there is a forecourt providing off road parking and a Garage to the front, and to the rear, an enclosed terraced garden enjoying sea and coastal views as far as Portland Bill.

The Accommodation Comprises:

GROUND FLOOR UPVC door with obscure glazed inset and matching side panel into:

COVERED ENTRANCE PORCH Space for coats and storage. Covered walkway with UPVC door leading to the rear garden. Wooden door with obscure glazed inset and matching side panel into:

HALLWAY Radiator. Coved ceiling. Stairs rising to first floor accommodation. Understairs storage cupboard. Double opening doors opening to:

LIVING ROOM 13'11" x 13'9" (4.23m x 4.20m) Vertical radiator. Coved ceiling. T.V. aerial point. Fireplace surround with inset electric fire. Room width UPVC double glazed sliding doors to:

CONSERVATORY 8'9" extending to 16'1" (2.66m extending to 4.0m) UPVC tilt and turn windows with views over the garden and surrounding area, taking in Walls Hill, Oddicombe Beach and the sea. Door leading out onto the garden. 2 x Ceiling fans. Radiator.

KITCHEN 11'10" x 8' (3.61m x 2.45m) Worksurfaces to 2 sides with matching upstands and splashbacks, inset stainless steel circular sink, drainer unit. Range of gloss storage units and matching eye-level units. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Fitted hob with stainless steel splashback and extractor hood over. Fitted oven. Coved ceiling. UPVC double glazed window.



FIRST FLOOR

LANDING Hatch to roof space. Coved ceiling. Radiator. Built-in storage cupboard.

BEDROOM 1 12'7" x 11'10" (3.83m x 3.61m) UPVC double glazed window opening to **BALCONY** with wrought iron railings and enjoying views towards Dartmoor in the distance. Radiator. Coved ceiling.

BEDROOM 2 14'1" x 10'8" (4.30m x 3.25m) UPVC double glazed window enjoying views over the surrounding area towards Walls Hill, across to Oddicombe Beach and over the sea as far as Portland Bill. Radiator. Built-in Sharps wardrobes.

BEDROOM 3 14' x 6' (4.26m x 1.82m) UPVC double glazed window with views across to Walls Hill, the cliffs at Oddicombe Beach and the sea. Radiator. Coved ceiling.

BATHROOM Spa bath with jets and lighting, shower, and glazed screen. Vanity unit with inset wash basin and storage cupboard beneath. Low level W.C. Heated towel rail. Fully tiled walls. Combination light and extractor fan. UPVC obscure glazed window.

CLOAKROOM Low level W.C. Wall mounted slimline wash basin with tiled splashback. UPVC obscure glazed window.



OUTSIDE To the front of the property, there is a forecourt/driveway providing off road Parking, which leads to the:

GARAGE 16'5" x 8'1" (5.00m x 2.47m) Remote controlled electric roller door. Gas combination boiler.

The rear garden is presented as decked terraces, allowing ample space for garden furniture to enjoy the lovely sea views across as far as Portland Bill. There are raised borders to either side planted with established shrubs, and the garden is enclosed by wooden fencing providing privacy. Wooden bench seat with storage.

ADDITIONAL INFORMATION

TENURE - Freehold

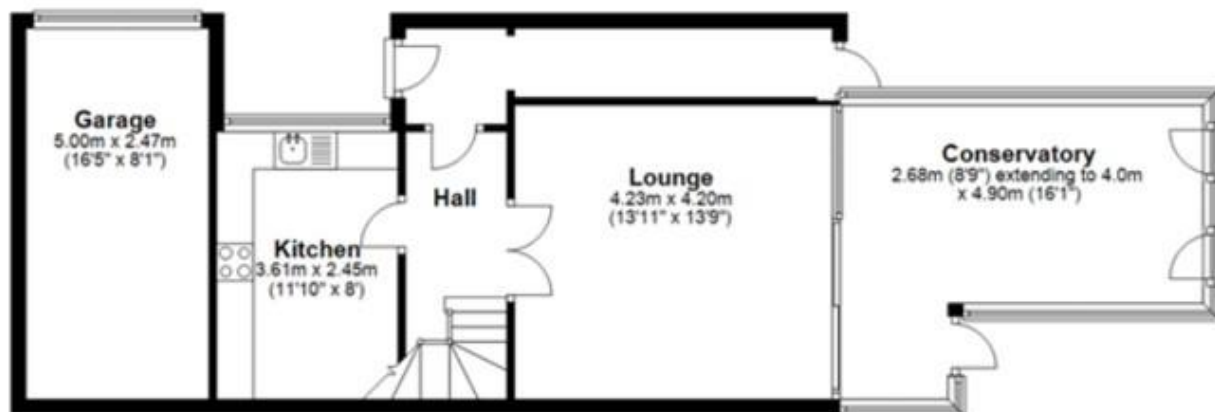
COUNCIL TAX – Band C

The roof has 5 photovoltaic panels generating electricity for the property and exporting surplus to the national grid, currently benefiting the owners with payments from the feed in tariff scheme.



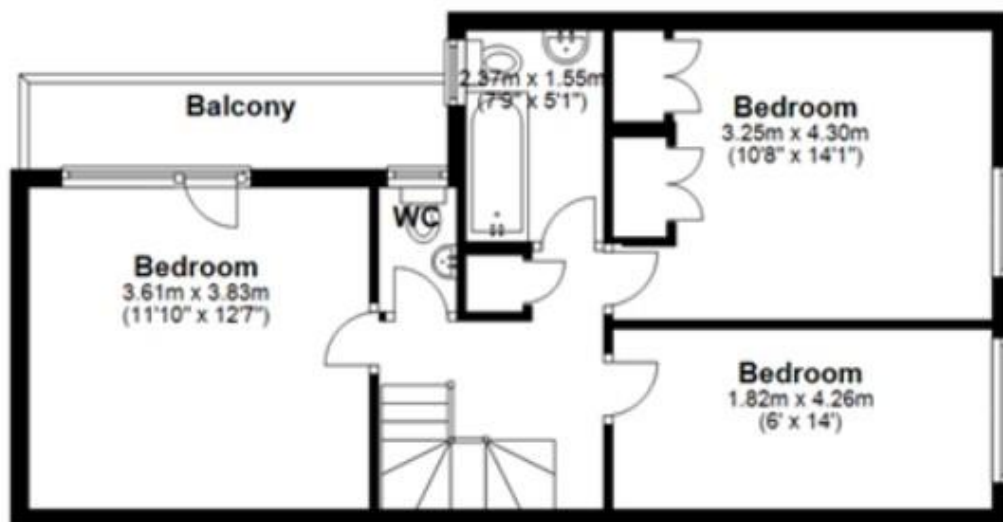
Ground Floor

Approx. 67.1 sq. metres (722.4 sq. feet)



First Floor

Approx. 48.7 sq. metres (524.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The measurements indicated in these particulars are supplied for guidance only. We have not tested any apparatus, equipment, fixtures, fittings, or services & it is in the buyer's interest to check the working conditions of any appliances. We have not sought to verify the legal title of the property; buyers can obtain verification from their Solicitor.

MONEY LAUNDERING REGULATIONS – All intending purchasers will be asked for identification documents - We do appreciate your co-operation in this.