



### **A SPACIOUS GARDEN APARTMENT WITH 2 DOUBLE BEDROOMS, ALLOCATED PARKING AND AN ENCLOSED PRIVATE REAR GARDEN**

Sydenham is a handsome Villa tucked off the Babbacombe Road in an ideal location, just half a mile from Torquay harbourside with its waterfront restaurants, shops, and leisure amenities. Also close to hand are the local shops in Lisburne Crescent and the shopping parade in Ilsham Road, as well as several green parks to enjoy in the surrounding area at Torwood Gardens, Ilsham Green and Stoodley Knowle Meadow.

The Garden Apartment is located to the side of the main house, benefitting from its own private entrance, allocated Parking and enclosed rear Garden. The property is offered for sale with the benefit of no onward chain and the accommodation comprises Hallway, dual aspect Living Room opening directly onto the garden, fitted Kitchen, 2 Double Bedrooms and a Bathroom.

**VIEWING RECOMMENDED**

**GARDEN APARTMENT, SYDENHAM, 456 BABBACOMBE ROAD,  
TORQUAY, TQ1 1HW**

**Pincombe's**  
estate agents



**DIRECTIONS:** From The Strand Torquay, proceed up the Babbacombe Road for approximately 0.5 miles. As you pass Yum Sing Cantonese Restaurant on the left, Sydenham will be found a little further up on the right-hand side.

**The Accommodation Comprises:**

FROM THE PARKING AREA, 2 x STAIRWAYS WITH WROUGHT IRON BALUSTRADING RISE TO:

**GARDEN APARTMENT**

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 of Sydenham there is an **ALLOCATED PARKING SPACE** for the Garden Apartment, and to the rear, there is a raised, level lawned garden with woodchip border and ample space for garden furniture. The garden is enclosed by hedging, ensuring privacy.

#### **ADDITIONAL INFORMATION**

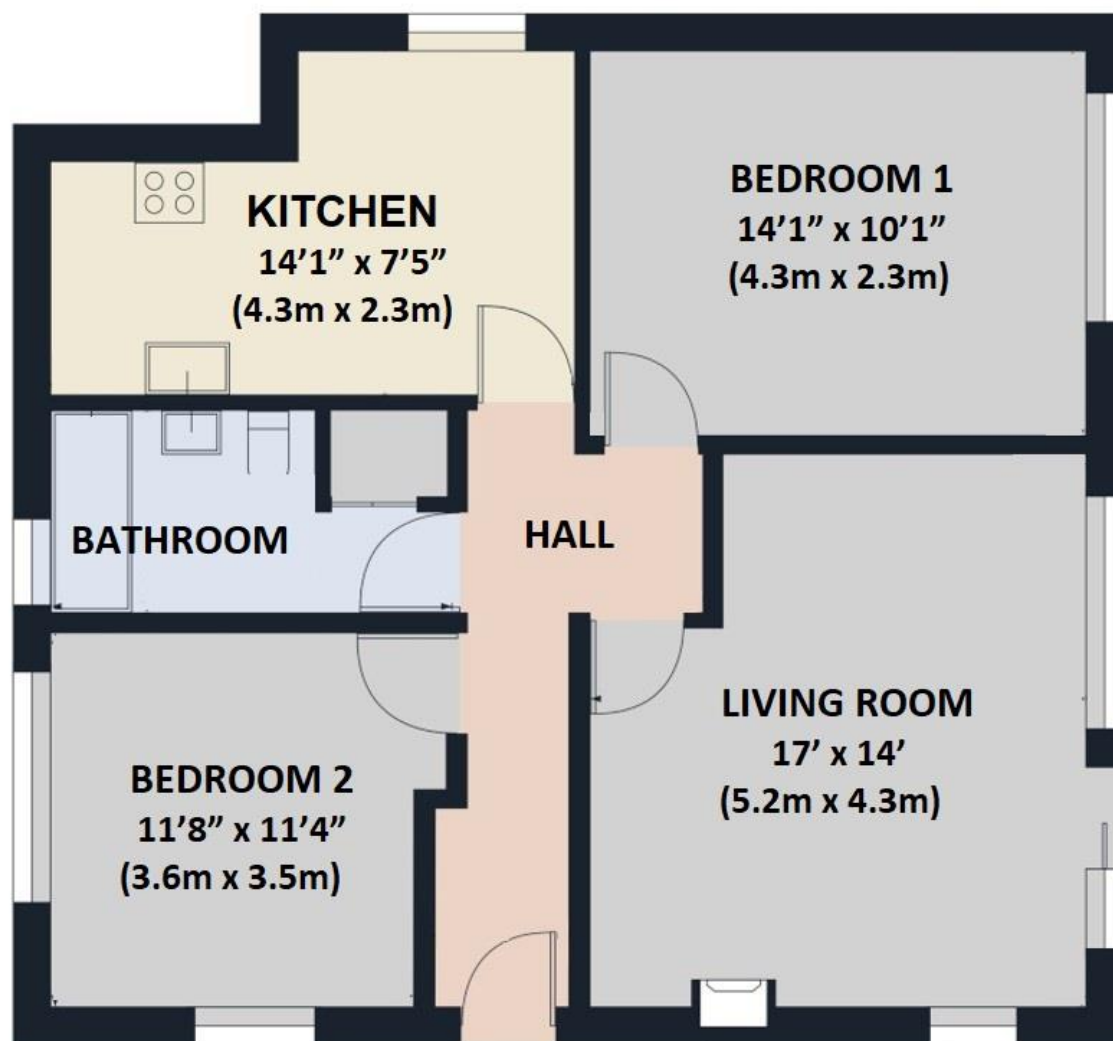
**TENURE** – Freehold

**COUNCIL TAX** – Band C

**SERVICES** – Gas, Electric and Water







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