



FLAT 1 SYDENHAM, 456 BABBACOMBE ROAD,  
TORQUAY, TQ1 1HW

Pincombe's  
estate agents





**A SPACIOUS GARDEN LEVEL APARTMENT WITH 2 x OFF ROAD PARKING SPACES, SITUATED WITHIN WALKING DISTANCE OF THE HARBOURSIDE & MARINA**

We are delighted to offer for sale this lovely garden level Apartment, convenient for Torquay harbourside with its waterfront restaurants, shops and adjoining marina, as well the popular shopping parade in Ilsham Road, which is approximately half a mile away. The open greenspace of Ilsham Green and local beaches at Ansteys Cove and Meadfoot are a haven for outdoor pursuits, and easy access to the scenic southwest coast path is closeby. For travelling and commuting, the property is on a bus route covering the surrounding areas, and Torquay train station is located just off the sea front with regular services to Exeter, Manchester and London Paddington.

The Apartment features original cornicing and magnificent high ceilings with good size accommodation comprising a 19' Reception Hall, spacious Living room with doors opening out onto the garden terrace, fitted Kitchen/Diner, 2 Bedrooms and a 12' Bathroom. Outside, there is the benefit of 2 Parking spaces to the front, and to the rear, an enclosed garden and 31' Terrace, ideal for sitting out to enjoy the peaceful ambience.

**The Apartment benefits from NO ONWARD CHAIN**



## The Accommodation Comprises:

From the parking area, 12 steps and handrail lead to:

### APARTMENT 1, SYDENHAM

Wooden door into:

**ENTRANCE PORCH** Tiled floor. Cornicing. Wooden front door with decorative inset and side panels opening to:

**SPACIOUS RECEPTION HALLWAY** A fabulous entranceway measuring **19' x 7' (5.79m x 2.13m)** with a ceiling height of **10'9" (3.27m)**. Ornate cornicing. Radiator. Built-in cupboard with fitted shelving. Good size storage cupboard with double opening doors.

**LIVING ROOM** **19'1" x 14'8" (5.81m x 4.47m)** UPVC windows and UPVC French doors overlooking and leading out to the garden. Minster fireplace with inset gas fire and ornate overmantel mirror. Radiator. Ornate cornicing.

**KITCHEN/DINER** **15'3" x 12'9" (4.64m x 3.88m)** 'L' shaped wooden effect worksurfaces with inset 1.5 bowl stainless steel sink, drainer unit and range of shaker style units beneath. Matching range of eye-level units including a double unit with glazed doors. Space for dishwasher. Fitted oven and 4-burner gas hob with extractor hood over. Worcester high flow combination boiler. Part tiled walls. Wooden effect worktop with plumbing and space for washing machine and space for tumble dryer beneath, wall mounted double cupboard



above. Space for fridge/freezer. Radiator. Fitted cupboard housing the meters and fuses. Picture rail. Cornicing. UPVC window to front with wooden shutters to either side.

**BEDROOM 1** 18'5" x 14'8" (5.61m x 4.47m) 2 x UPVC windows overlooking the garden, with working wooden shutters. Ornate cornicing. Radiator.

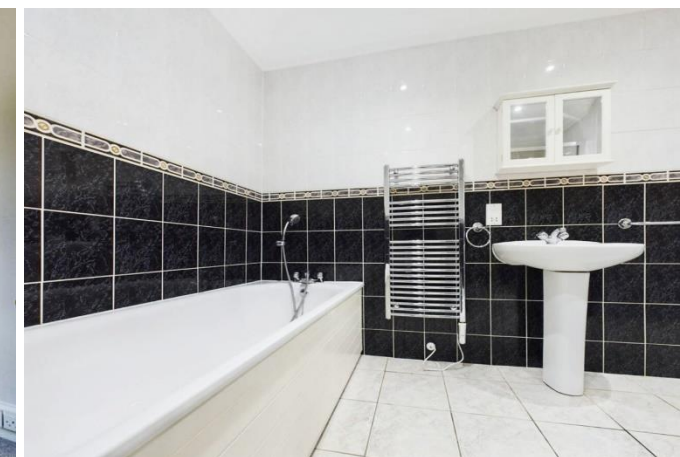
**BEDROOM 2** 10'2" x 8'6" (3.09m x 2.59m) UPVC window to side with working wooden shutter. Radiator.

**BATHROOM** 12'10" x 8'4" (3.91m x 2.54m) (max) Bath with shower attachment and fully tiled surrounds. Pedestal wash basin. Separate fully tiled cubicle with shower and glazed sliding door. Low level W.C. Tiled floor. Cornicing. Inset spotlights. Tiled walls. Hatch to roof space. Radiator. Heated towel rail. Walk-in storage area with fitted shelving and light.

**OUTSIDE** To the front of the property there is off road **PARKING** for 2 cars. To the rear, there is a level:

**GARDEN TERRACE** measuring 31' x 12'5" (9.44m x 3.78m) providing ample space for garden furniture with external power and water tap.

Raised garden area and surrounding borders planted with a variety of established shrubs and tree.

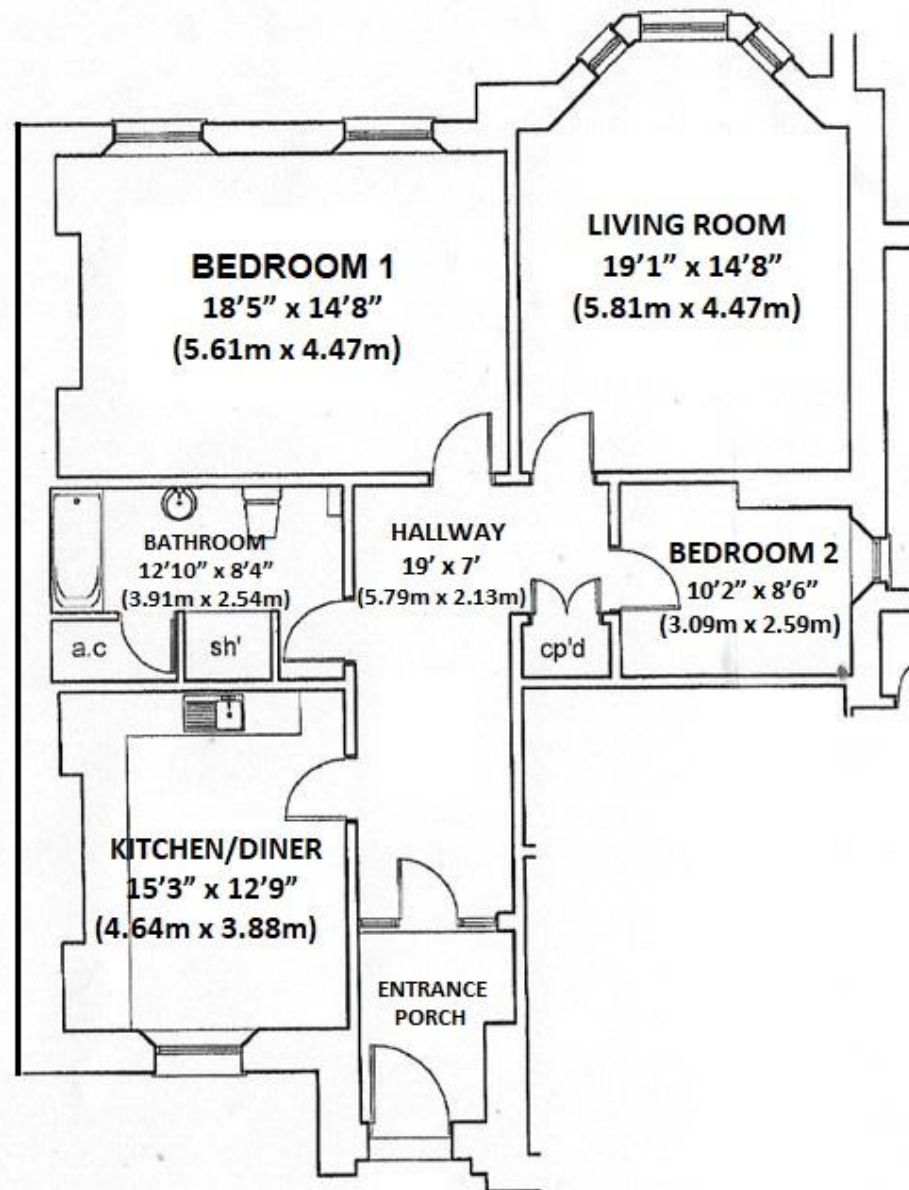







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| Energy Efficiency Rating                    |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very energy efficient - lower running costs |         |   |
| (92+) <b>A</b>                              |         |   |
| (81-91) <b>B</b>                            |         |   |
| (69-80) <b>C</b>                            |         | 79  |
| (55-68) <b>D</b>                            | 64      |   |
| (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  |

#### ADDITIONAL INFORMATION

**TENURE** – Leasehold

**999 YEAR LEASE FROM 2006**

**SERVICE CHARGE** - £1500.00 per annum (approx.)