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Apartment 1 Babbacombe Heights

## Apartment 1, Babbacombe Heights, St Albans Road, Torquay, Devon TQ1 3LG



Torquay Marina 2 miles Dartmouth 12 miles  
Exeter 20 miles

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A stylish two-bedroom apartment featuring open-plan living, a private balcony with stunning views, and convenient access to the very best of the English Riviera.

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- Two Double Bedrooms
- Spacious Open-plan Living
- Ground Floor
- Family Bathroom
- Allocated Parking Space
- 10 Year ICW Warranty
- Excellent second home or low-maintenance main residence
- EPC B
- Council Tax Band C
- Share of Freehold

£315,000



### SITUATION

Located in the heart of the English Riviera, this apartment offers easy access to Torquay, Paignton, and Brixham. The area is steeped in charm and literary history, with connections to Agatha Christie and close proximity to attractions such as Cockington Court and Dartmoor National Park.

### DESCRIPTION

This well-appointed ground floor apartment provides spacious and easy living. The open-plan lounge and kitchen, complete with integrated appliances, flows seamlessly to a private balcony—perfect for unwinding while enjoying views over the Downs. The property benefits from a security entry system, entrance hallway, allocated parking space, utility space, two generously sized double bedrooms, and a bathroom.

### OUTSIDE

The apartment enjoys a private balcony with pleasant views over the Downs. The development includes an allocated parking space plus visitor parking.

### OTHER CONSIDERATIONS

Share of Freehold  
999 Year Lease  
Peppercorn Ground Rent  
Some photos have been staged using AI.

### SERVICES

Mains electricity, water, and drainage  
Electric car charging available  
Lift access and secure entry system  
Broadband speed up to 330 Mbps  
Mobile coverage from EE, Three, O2 and Vodafone likely.

### DIRECTIONS

From the Torquay Marina drive up Torwood Street which turns into Babbacombe Road, follow the road for 2 miles and then turn right onto St Albans Road. After 100 yards the development will be on your right.

### VIEWINGS

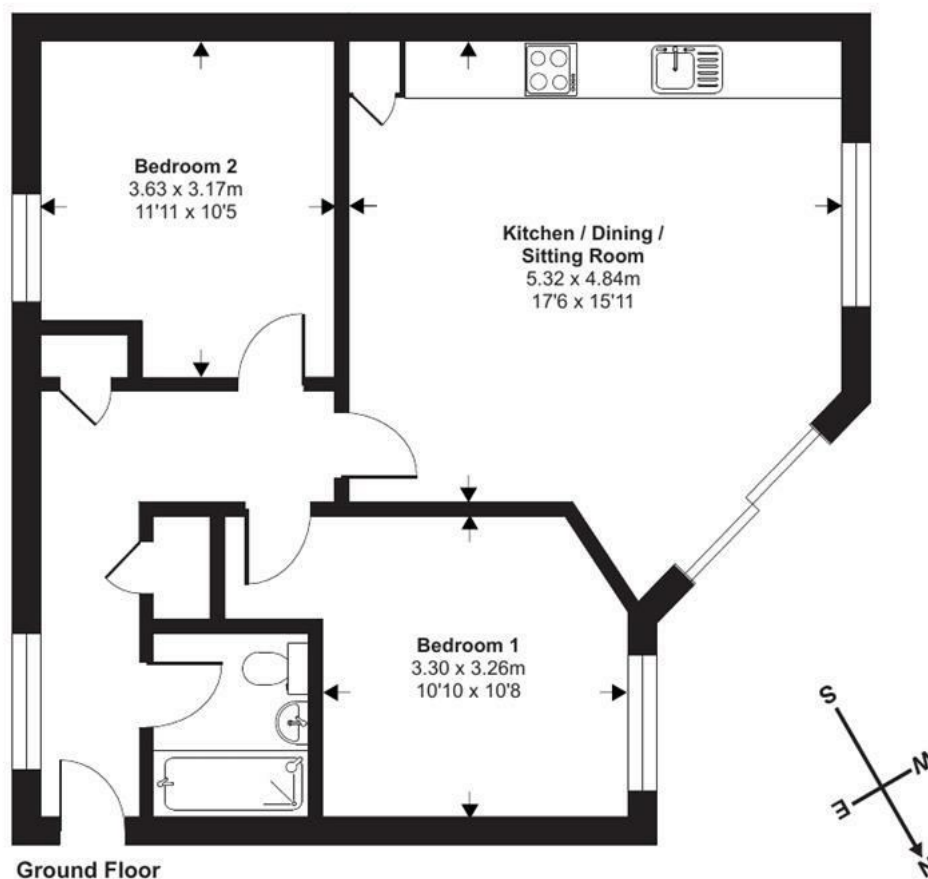
Strictly by prior appointment with Stags Torquay office on 01803 200160.





Approximate Area = 688 sq ft / 64 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Stags. REF: 1283112

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| Energy Efficiency Rating                    |                         |
|---------------------------------------------|-------------------------|
| Very energy efficient - lower running costs | Current                 |
| A (92 plus)                                 | 84                      |
| B (81-91)                                   | 84                      |
| C (69-80)                                   |                         |
| D (55-68)                                   |                         |
| E (39-54)                                   |                         |
| F (21-38)                                   |                         |
| G (1-20)                                    |                         |
| Not energy efficient - higher running costs |                         |
| England & Wales                             | EU Directive 2002/91/EC |

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