



Churchway

Babbacombe, Torquay

£320,000 Freehold

- RECEPTION HALL
- SITTING ROOM
- DINING ROOM
- KITCHEN/BREAKFAST ROOM
- 4 BEDROOMS
- SHOWER ROOM/SEP WC
- SUNNY GARDEN
- GARAGE & PARKING SPACE
- VERY CONVENIENT LEVEL LOCATION

Quietly located in the desirable Babbacombe area of Torquay is this EDWARDIAN TERRACED HOUSE with many character features forming a lovely family home and stands at the end of a lovely private garden. The kitchen is the heart of this home and is finished to a high standard with bespoke solid wood units and deep oak worktops, this delightful room is completed with an aga set within the original fireplace recess.

The property is ideally placed for level walks to Cary Park, where the amenities include tennis courts, bowling green and a child's play area with local shops situated just around the corner in Reddenhill Road. A good choice of schools are within walking distance, whilst the local beaches at Babbacombe and Oddicombe are accessed from the lovely nearby Babbacombe Downs from where fine marine views over Lyme Bay are enjoyed.

Churchway

Babbacombe, Torquay, TQ1 3NS

OWNERS INSIGHT

"We were immediately drawn to how spacious, warm and light the house was. Inside the house, we particularly love our big kitchen and Aga as well as the lovely large windows and various period features. Being tucked away in the corner of Churchway also gives us a real sense of seclusion and safety".

"Outside, we love being only two minutes from Cary Park play park, the beach/Downs and shops. We have loved living here and will be very sad to leave. If we weren't relocating this would be the perfect family home for many more years to come".

STEP INSIDE

A gated pathway leads to the original panelled front door opening to the ENTRANCE VESTIBULE with Victorian style patterned tiled flooring and dado rail. An original stripped pine part glazed inner door with etched glass panels opens to the RECEPTION HALL with original picture rail and understairs storage cupboard. The SITTING ROOM is an attractive room with the original fireplace with painted ornamental surround and cast iron open hearth. Two panelled door cupboards to either side of the fireplace with bookshelves above. Original cornice work to ceiling, picture rail and original sliding sash bay windows overlooking the private front garden. DINING ROOM with cast iron Victorian fireplace with gas connection, bookshelves to alcove. Original picture rail and sliding sash window overlooking the rear courtyard.

KITCHEN/BREAKFAST ROOM fitted with a quality range of bespoke units in solid wood and working surfaces with inset twin deep Butlers porcelain sink. Larder store and original pine fitted dresser. Deep fireplace opening with Aga, ceramic hob with matching down draught worktop extraction fan, integrated dishwasher and space for fridge/freezer. Wood effect flooring, picture rail, sash window and casement window overlooking the rear courtyard and part glazed stable door opening to the courtyard.

From the Reception Hall the original staircase rises to the Half Landing with original stripped pine doors leading to the separate rooms. BEDROOM 3 with picture rail, vanity unit and sliding sash window overlooking the rear courtyard. BATHROOM fitted with a period style suite of free standing bath with ball and claw feet with shower over and pedestal wash hand basin. Airing cupboard with lagged hot water tank, tiled walls, chrome heated towel rail and obscure window. SEPARATE WC with tiled walls, tiled floor and obscure window. Stairs continue to the First Floor Landing where doors lead to the remaining bedrooms. BEDROOM 1 with twin fitted wardrobes and original walk-in bay window enjoying a pleasant aspect over the front garden towards the church spire and Cary Park. BEDROOM 2 with original picture rail and sash window overlooking the rear courtyard. BEDROOM 4 with original picture rail, access to roof space and sash window with a view to the Church spire and Cary Park.





STEP OUTSIDE

To the front is a private garden, mainly laid to lawn with high hedging down either side and is south westerly facing enjoying sunshine throughout the day. To the rear of the property there is a courtyard area with PARKING SPACE and outhouse housing the gas fired boiler. Access leads to the rear service lane where the GARAGE is situated with up and over door, power and lighting.

GENERAL INFORMATION

Gas Central Heating
Council Tax Band - 'D' (Torbay Council)
EPC - 'E'

OUR AREA

Babbacombe is one of Torquay's most desirable districts, renowned for the stunning Babbacombe Downs with funicular railway taking passengers to and from the shingle beaches of Oddicombe and Babbacombe. The famous Model Village,

Cary Parks with tennis and bowls clubs and wide selection of shops, cafes and restaurants are all close at hand.

Torquay is nestled on the warm South Devon coast being one of three towns along with Paignton and Brixham which form the natural east facing harbour of Torbay, sheltered from the English Channel. Torbay's wide selection of stunning beaches, picturesque coastline, mild climate and recreational facilities reinforce why it has rightfully earned the renowned nickname of the English Riviera.

DIRECTIONS

SAT NAV: TQ1 3NS. From the A379 Babbacombe Road in Babbacombe turn into Reddenhill Road and just past the shops bear right into St Annes Road. Churchway is first on the right hand side and this property is in the right hand corner of the close.

The Old Town Hall
Manor Road
St Marychurch,
Torquay TQ1 3JS

SALES

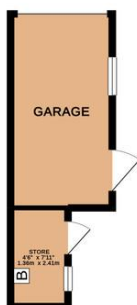
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LETTINGS

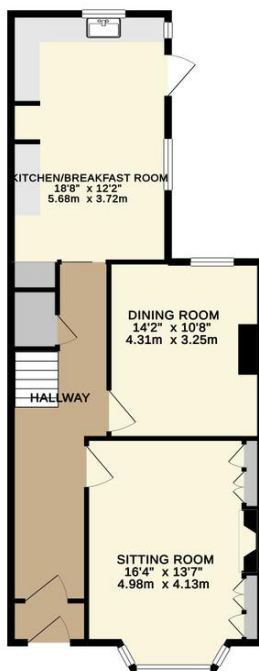
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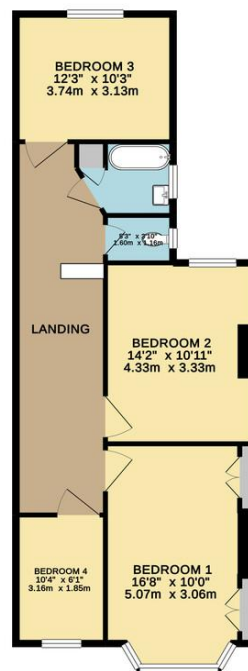
GARAGE 158 sq. ft.
(14.7 sq. m.)



GROUND FLOOR 851 sq. ft.
(79.0 sq. m.)



1ST FLOOR 830 sq. ft.
(77.1 sq. m.)



TOTAL FLOOR AREA: 1839 sq. ft. (170.9 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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