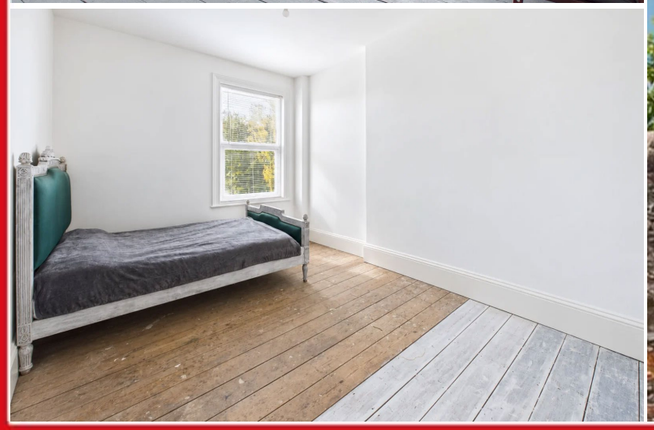








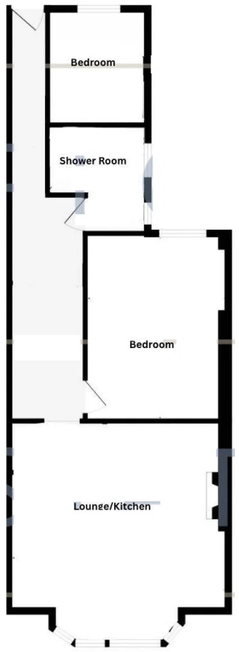
Taylors
sales & lettings

Asking Price Of £130,000

Reddenhill Road,
Torquay, TQ1 3NT

Spacious Two-Bedroom Apartment – Reddenhill Road, Babbacombe Ideally situated on Reddenhill Road in the sought-after area of Babbacombe, this spacious two-bedroom apartment is conveniently located close to a wide range of local amenities, including shops, bars and restaurants, as well as the popular Babbacombe Downs and St Marychurch Precinct. The accommodation comprises a bright and spacious open-plan living area incorporating a newly fitted kitchen and lounge/diner, a shower room which is largely completed, and two generous bedrooms. The property has undergone refurbishment but requires some finishing touches, offering an excellent opportunity for buyers to complete the final works to their own taste. Offered chain-free and with vacant possession, this apartment could appeal to first-time buyers, investors or those seeking a property in a convenient and well-established location.







Living room/diner/kitchen - 17.26ft x 16.08ft
Bathroom - 8.73ft x 7.38ft
Bedroom 1 - 8.86ft x 7.22ft
Bedroom 2 - 14.44ft x 10.17ft

MATERIAL INFORMATION - Tenure: Leasehold. Length Of Lease: 59 years remaining. The property may benefit from the Leasehold and Freehold Reform Act 2024, which is intended to make extending a lease more affordable, with potential reductions of up to 80% in the cost of lease extensions.

AGENTS NOTES

WORKS DONE:
Replacement PVC window sills to large front window.
Installation of new zebra/day/night blinds to large front window.
Replacement of flooring to lower hallway.
Agency Notes

WORKS TO BE DONE THIS SUMMER:
Professional sanding of all floorboards lounge/kitchen/bedroom and upper hallway.
Light colour staining of sanded flooring
Replacement of glass to flat roof skylight
Cladding of bathroom
Installation of new electric shower
Installation of concealed waste to shower
Installation of vanity sink with waste and tap plumbing
Plasterboard and skim to 1st hallway
Installation of under counter fridge to kitchen
Completion of re-wiring with certification
Installation of under sink water heater to kitchen
Wiring of kitchen extractor
Wiring of light fittings to lounge/kitchen

Address ‘Reddenhill Road, Torquay, TQ1 3NT’

Tenure ‘Leasehold’

Council Tax Band ‘A’

EPC Rating ’44 | E’