



Asking Price Of £345,000

Babbacombe Road,  
Torquay, TQ1 3SJ

This stunning, spacious three bedroom apartment is situated in a quiet and peaceful development on the ground floor and is nestled between Babbacombe and St Marychurch. Located just minutes away from the beautiful Babbacombe Downs and within a few minutes walk of good local restaurants, pubs and Theatre. Ocean View is a development of just twelve apartments, with this particular apartment, having bathroom, three bedrooms, one with ensuite, a large spacious modern open plan lounge/kitchen/diner leading out to a sunny private terrace with views towards Babbacombe Downs and the sea beyond. Viewing is highly recommended.



The apartment is set to the rear of the building and is accessed just a few steps from the main door to the left. Door into:-

**PORCH** - 2.17m x 1.5m (7'1" x 4'11") Large storage cupboard. Door into:-

**HALLWAY** Spacious walkway. Electric Radiator.

**BATHROOM** Luxury fitted bathroom suite, bath and shower and glass screen vanity unit with w/c. Fully tiled walls, two heated towel rails, tiled floor and UPVC window to side.

**UTILITY ROOM** Sink unit and provision for washing machine.

**Lounge/Kitchen Diner** - 7.65m x 7.7m (25'1" x 25'3") An impressive room with Karndean flooring in white painted oak. It is all open plan, making it feel very modern and airy. The kitchen is fully fitted, with a range of pearl grey units and grey slate effect worktops, with a range of integrated appliances which include: the oven, fridge/freezer, dishwasher and A ceramic hob. With space for a large dining table. The lounge/sitting area has French doors onto a covered patio area. The room is heated by three modern electric radiators.

**BEDROOM 1** - 3.63m x 3.97m (11'10" x 13'0") A large double bedroom with window and dressing room with hanging shelving. Luxury ensuite with a large shower, vanity unit, w/c, heated towel rail, fully tiled walls and floor and Electric radiator.

**BEDROOM 2** - 3.63m x 4.1m (11'10" x 13'5") A bright room with a large window and door leading to the undercover patio. Again a large double bedroom with dressing room and luxury ensuite. Radiator.

**BEDROOM 3** - 3.49m x 4.17m (11'5" x 13'8") A large double room with space for fitted wardrobe. Window to side of building modern electric radiator. Airing/storage cupboard housing Stelflow hot water storage. UPVC window to outside.

**OUTSIDE** Private covered patio area with space for dining and an open lower terrace for further outdoor enjoyment. Edged by a stone wall over which is a view to the sea and Lyme Bay.

**PARKING** Allocated parking space within car park to the front of the development. Bin store/storage facilities.



Address 'Babbacombe Road, Torquay, TQ1 3SJ'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '52 | E'

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