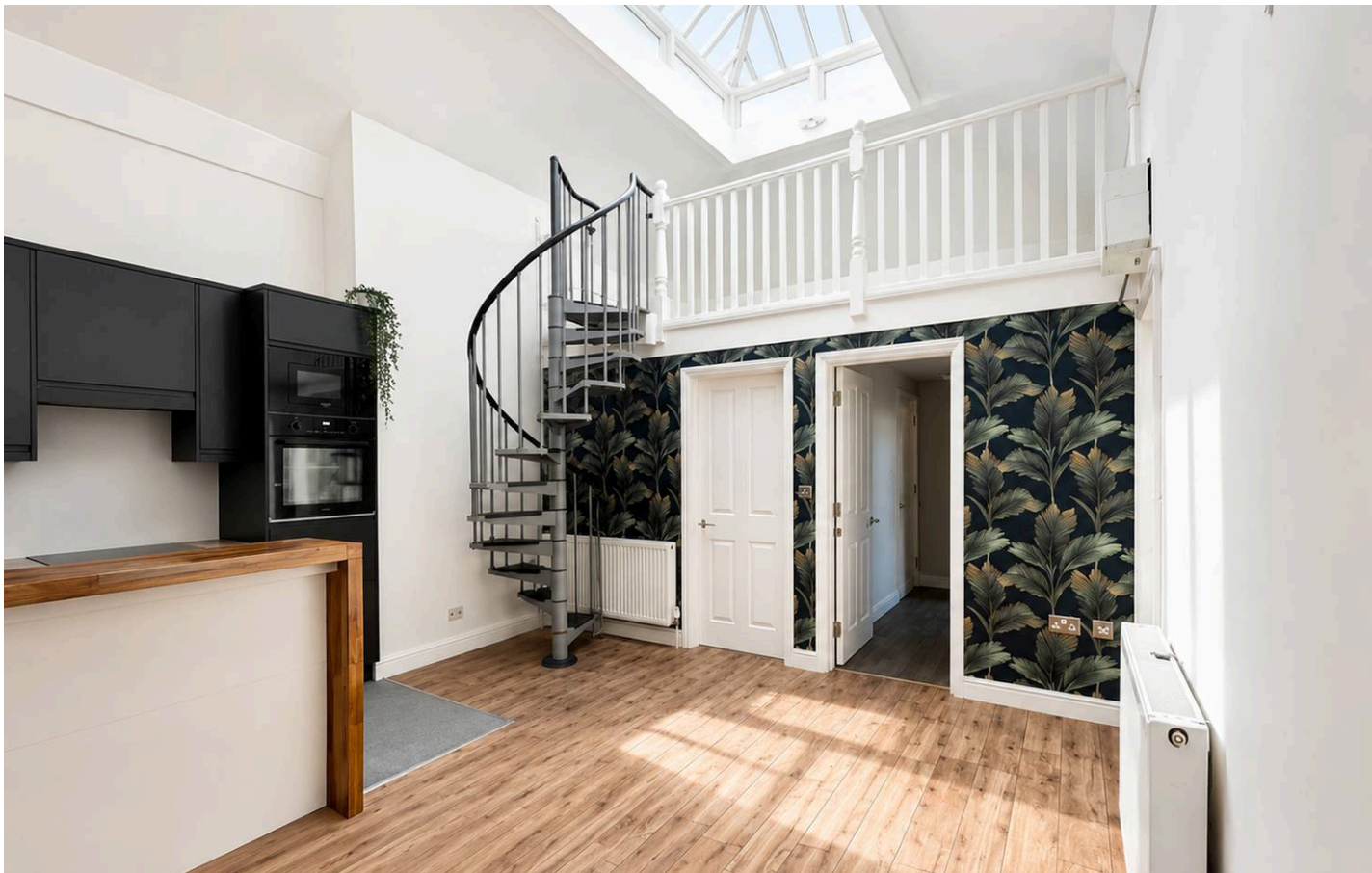




2 Osprey House, Babbacombe Road, Torquay – TQ1 3UR

Offers in Region of £164,950





2 Osprey House, Babbacombe Road

Torquay

Unique ground-floor apartment with mezzanine level, open-plan living, private courtyard and a superb location close to Walls Hill and Babbacombe Downs.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Unique open-plan living with roof lantern
- Mezzanine level ideal for flexible use
- Modern kitchen with integrated appliances
- Private courtyard garden
- Two bedrooms plus mezzanine space
- Shower Room
- Close to Babbacombe Downs and Reddenhill Road shops
- Easy access to Wellswood and beaches
- Ideal for coastal lifestyle seekers



2 Osprey House, Babbacombe Road

Torquay

2 Osprey House is a distinctive ground-floor apartment forming part of an attractive converted period building, positioned close to Walls Hill and within easy reach of Babbacombe Downs. The property offers a highly individual layout, with ground-floor access, a mezzanine level and a private courtyard garden, making it an appealing option for buyers looking for something a little different in a well-connected coastal setting. The apartment is approached via a communal entrance with entry phone system, leading into the communal hallway and onward to the private front door. Once inside, the accommodation opens into a reception hallway, with a large cloakroom/WC positioned to one side. This space also incorporates a useful utility area, adding practical day-to-day storage and laundry provision. The main living area is a standout feature of the apartment. Designed as an open-plan kitchen, lounge and dining space, it has excellent natural light from a large roof lantern, creating a bright and sociable central area. The kitchen is

Absolute Sales & Lettings

Absolute Sales & Lettings Ltd, 13 Ilsham Road - TQ1 2JG

01803 214214

torquay@movewithabsolute.co.uk

movewithabsolute.co.uk/



nal space and would lend itself well
area, occasional sleeping space,
depending on the buyer's needs.
iving area, there are also two further
ently suited as a small single
bedroom and a second bedroom offering additional
flexibility. To the rear of the apartment is a modern



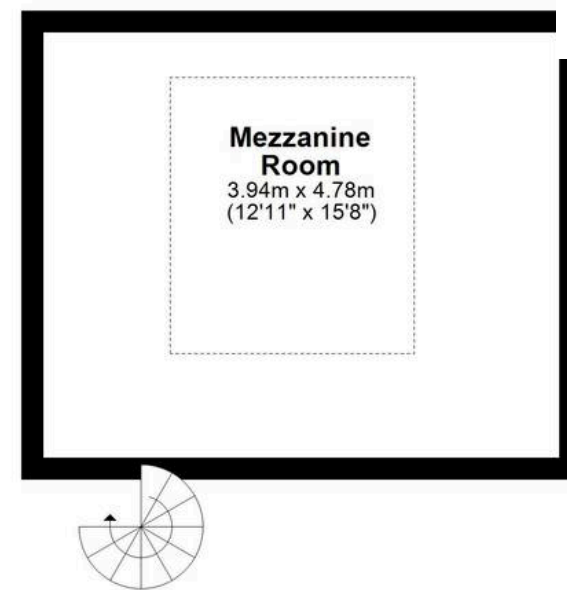
Ground Floor

Approx. 47.7 sq. metres (513.4 sq. feet)



First Floor

Approx. 18.8 sq. metres (202.5 sq. feet)



Total area: approx. 66.5 sq. metres (715.8 sq. feet)