

**SAMPLE
MILLS**



**Babbacombe Cliff
Beach Road
Torquay
Devon**

£400,000
LEASEHOLD





Babbacombe Cliff, Beach Road, Torquay, Devon

£400,000 Leasehold

A great opportunity to acquire a Grade II Listed 4 bedroom Apartment situated in the ever popular area of Babbacombe, just off the Downs with its hospitality theatre, restaurant, doctors, shopping facilities and outstanding views over towards Shaldon, Teignmouth, Exmouth and Lyme Regis, together with gaining easy access into Torquay town centre with its harbour and further range of facilities and amenities.

The accommodation comprises communal entrance with door opening through to entrance hall, lounge, kitchen/dining room, 4 bedrooms, 2 en-suite, and a bathroom and w/c.

The property also has gas central heating, communal gardens and designated parking.

From the principal rooms, far reaching sea views over towards Shaldon, Teignmouth and Exmouth are obtained.

Being offered with NO CHAIN, viewing is strongly recommended.



Communal Entrance

Hard wood door opening through to:

Entrance Hall

Four radiators. Airing cupboard housing tank with electric immersion. Intercom system. Door to:

Lounge – 6.15m x 5.23m (20'2" x 17'2")

Coal effect living flame fitted gas fire set within stone fireplace on hearth. Three radiators. Wall light points. Sash windows. Double doors onto the balcony with far reaching views over towards Teignmouth and Shaldon. Door through to:



Kitchen/Breakfast Room – 4.34m x 4.09m (14'3" x 13'5")

One and a half bowl stainless steel single drainer sink unit with mixer taps. Fitted matching wall and base units. Built-in 4 ring gas hob with extractor hood above and electric oven beneath. Plumbing for washing machine. Space for fridge/freezer. Integrated dishwasher. Worktop surface areas. TV point. Telephone point. Radiator. Window enjoying similar views to that of the lounge.

Bedroom 1 – 3.45m x 3.23m (11'4" x 10'7")

Built-in wardrobes. Built-in dressing table. Window overlooking the grounds and enjoying far reaching sea views over towards Teignmouth and beyond. Two radiators. Door to:



En-Suite

Panelled bath with shower mixer tap attachment. Pedestal wash-hand basin. Low level w/c. Heated towel rail. Partly tiled walls. Strip light/shaver point.

Bedroom 2 – 4.95m x 3.28m (16'3" x 10'9")

Two double panelled radiators. Windows to two aspects enjoying similar views to bedroom 1. Door to:



En-Suite

Panelled bath with shower mixer tap attachment. Pedestal wash-hand basin. Low level w/c. Heated towel rail. Partly tiled walls. Strip light/shaver point.

Bedroom 3 – 3.89m x 2.97m (12'9" x 9'9")

Double panelled radiator. Window to side.

Bedroom 4 – 5.00m x 2.21m (16'5" x 7'3")

Double panelled radiator. Window overlooking the balcony and enjoying similar sea views towards Teignmouth and Shaldon.



Bathroom

Panelled bath with shower mixer tap attachment. Low level w/c. Pedestal wash-hand basin. Partly tiled walls. Extractor. Strip light/shaver point. Heated towel rail.

Outside

There are communal gardens and there is off road parking.

Agent's Note

Council Tax Band: 'F' Torbay

EPC Rating: 'D'

Long Term Flood Risk: Very Low

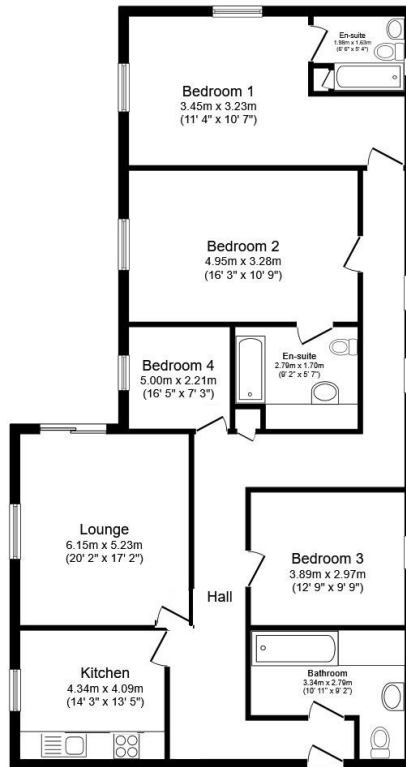
Tenure: Leasehold

Length of Lease: 999 years from 14/09/2001

Ground Rent: £25.00 per year

Maintenance Charge: £4406.98 for this current year





Floor Plan

Total floor area: 112.2 sq.m. (1,208 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



3 Bank Street
Newton Abbot
TQ12 2JL

Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk

[rightmove](https://www.rightmove.co.uk) [Zoopla.co.uk](https://www.zoopla.co.uk) [PrimeLocation.com](https://www.primelocation.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

S712 Ravensworth 0191 917 9331