



Churchway

Babbacombe, Torquay

£375,000 Freehold

- RECEPTION HALL
- SITTING ROOM
- DINING ROOM
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- FOUR BEDROOMS
- BATHROOM
- GARDEN & GARDEN ROOM
- DOUBLE GARAGE
- DRIVEWAY PARKING
- EPC - E

Nestled in a peaceful setting in the heart of Babbacombe, this EDWARDIAN END OF TERRACED with many character features forming a lovely family home and stands at the end of a lovely private garden. The deceptively spacious property has generous accommodation throughout and complemented with having a double Garage and ample Parking.

The property is enviably placed set back from the scenic Cary Parks with tennis courts, bowls club and a child's play area whilst local shops are situated just around the corner in Reddenhill Road leading onto the picturesque Babbacombe Downs beyond enjoying exceptional coastal views of Lyme Bay with shingle beaches below.

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VENDOR INSIGHT

"We absolutely love the property, as soon as we walked in we knew it was the perfect place, all our friends and family say the same. It's tucked away in a quiet spot and very peaceful. We have a lovely and sunny Garden which is nice and private."

STEP INSIDE

A gated pathway leads to steps rising to the front door opening to an ENTRANCE PORCH with original stripped door leading to the RECEPTION HALL with lofty ceiling height and wood effect flooring. The SITTING ROOM has the original cornice work and picture rail, feature fireplace and double glazed window with Georgian bars to the front. DINING ROOM with picture rails and feature fireplace and double glazed bay window with Georgian bars to the side. The KITCHEN/BREAKFAST ROOM has a large Aga within the chimney breast with tiled splashback and exposed stone work. Range of units and working surfaces with inset sink unit. Pantry with shelving, double glazed window looking into the utility room and double glazed window to the side. Door to the UTILITY with double glazed construction and door opening to the garden. Provision for washing machine, sink unit, base units and electric cooker. WET ROOM with walk-in shower area, wash hand basin and WC.

From the Reception Hall stairs rise to the First Floor Landing with double glazed window and loft access hatch with ladder.

BEDROOM 3 with double glazed window to the rear and feature fireplace. BATHROOM with bath with shower over, wash hand basin and WC. Cupboard housing the Worcester combination boiler. Part tiled walls and double glazed window. BEDROOM 1 with double glazed bay window overlooking the front garden and looking towards All Saints Church. Picture rail and feature fireplace. BEDROOM 2 with double glazed window to the side and feature fireplace with built-in wardrobe to the alcove. BEDROOM 4 with double glazed window overlooking the front garden towards All Saints Church. Built-in wardrobe.

STEP OUTSIDE

The front Garden enjoys the sunshine throughout the day until the evening and is mainly laid to lawn and filled with a wide range of mature plants, shrubs and palms, there is a Patio area for outdoor dining and a pathway leading to a private side courtyard area with access to the Garden Room. From St Albans Lane that runs along the rear of Churchway double gates open to secure off road parking area for 3 vehicles leading to the DOUBLE GARAGE with power and lighting.

GENERAL INFORMATION

Gas Central Heating & Double Glazing
Council Tax Band - 'C' (Torbay Council)





OUR AREA

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.

TORQUAY IS WELL CONNECTED

By Train: Torquay Train Station has some direct lines to London Paddington and Birmingham and is just one stop from the main line Newton Abbot.

By Air: Exeter Airport provides both UK and international flights.

By Sea: Torquay Marina provides a safe haven for boats in all weathers, sheltered from the prevailing south-westerly winds.

Regional Cities of Exeter & Plymouth approximately 22 miles and 32 miles respectively. Magnificent Dartmoor National park approximately 12 miles.

DIRECTIONS

SAT NAV: TQ1 3NS. From our office in Manor Road, turn right at the traffic lights onto the A379 Babbacombe Road. On reaching the pedestrian crossing at Babbacombe turn right into Reddenhill Road and at the end of the parade of shops bear right into St Annes Road and right again into Churchway.

The Old Town Hall
 Manor Road
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