



Babbacombe Road | Torquay | TQ1 3SU

An ideal investment opportunity has arisen for a two bedroom maisonette in need of some updating in the popular area of Babbacombe and within proximity to Babbacombe downs, shops and bus routes. The accommodation benefits from its own entrance and consists of two double bedrooms, lounge, kitchen and bathroom. The property is double glazed with electric heating. There is a balcony and a parking area.

Asking Price Of £125,000

- PROXIMITY TO BABBACOMBE DOWNS
- TWO BEDROOMS
- PARKING
- BALCONY
- OWN PRIVATE ENTRANCE

Entrance Double glazed door to:-

Kitchen 3.528m x 1.686m plus recess (11'6" x 5'6") Fitted with a matching range of base mounted units and drawers with roll edged work surface over. Single bowl stainless steel sink unit with mixer tap. Fitted electric oven and hob with cooker hood above. Space for fridge/freezer. Double glazed windows to front and side. Extractor fan. Doorway to:-

Lounge 4.023m x 3.552m max plus recess (13'2" x 11'7") Double glazed tilt and turn window to front. Airing cupboard housing the hot water cylinder and space for washing machine. Electric heater. Doorway to:-

Inner Hall Electric meters. Doors to:-

Bedroom One 4.14m x 2.998m max (13'6" x 9'9") Double glazed window to front.

Bedroom Two 3.08m x 2.107m (10'1" x 6'10") Double glazed window to front. Electric heater.



Bathroom Fitted with a matching three piece white suite comprising panelled bath with mixer tap, low level WC and pedestal wash hand basin with mixer tap. Extractor fan. Wall mounted heater.

Outside To the front of the property there is a parking area. Steps lead up to the balcony with space for a bistro table and chairs.

Material Information: Tenure- Owns 33% of freehold, Length of lease- TBC, Service charge- TBC, Ground rent- TBC.

Address 'Babbacombe Road, Torquay, TQ1 3SU'

Tenure 'Leasehold'

Council Tax Band 'A'

EPC Rating 'D'

Contact Details

117 Union Street
Torquay
Devon
TQ1 3DW

www.taylorsestates.co.uk

enquiries@taylorsestates.co.uk
01803 201904

GROUND FLOOR



1 FLOOR, 2 BEDS, 1 BATH

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Herman 12/20

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.