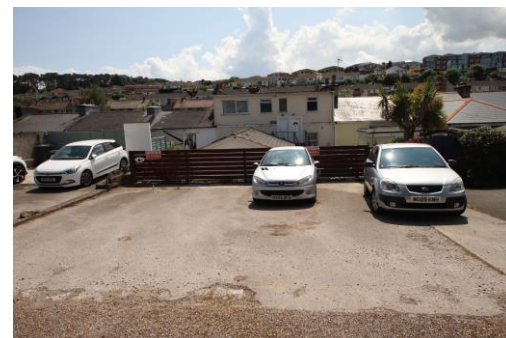




**Babbacombe Road, Torquay** Draft details subject to change **Leasehold £169,950**



**WILLIAMS HEDGE**  
ESTATE AGENTS



Tel: 01803 554322

**FLAT 2 LAVENDER HOUSE, 120, BABBACOMBE ROAD, TORQUAY, TQ1 3SY**

First floor flat | Central heating radiator | upvc double glazed windows | Backing onto Walls Hill  
Entrance lobby with stairs to kitchen/dining room | Lounge | Inner hall | Two double bedrooms  
Bathroom | Parking at the rear for two cars in tandem

A first floor flat situated in a convenient location. The flat which has its own entrance has an additional entrance at the rear from the parking area. There is gas central heating, upvc double glazed windows and the accommodation comprises entrance lobby with stairs to kitchen/dining room, lounge, inner hall, two double bedrooms, bathroom. There is allocated parking at the rear for two cars in tandem. The flat backs onto walls hill with lovely walks and views and also close to Babbacombe down, local shops, bus services and is within reach of the popular St Mary Church shopping precinct. Viewing highly recommended.

The Accommodation Comprises

uPVC double glazed entrance door to entrance lobby. Stairs rise to entrance floor and kitchen dining room.

**KITCHEN/DINING ROOM** - 4.78m x 3.15m (15'8" x 10'4") Fitted with range of modern units comprising work surface with inset stainless steel sink unit, cupboards and drawers under, space for washing machine, further appliance space, further work surface with inset ceramic hob, integrated oven, cooker hood, further cupboards and drawers, range of wall cupboards, wall mounted gas fire boiler for central heating and hot water, upvc double glazed window, central heating radiator. Door opens to inner hall.



**LOUNGE** - 4.27m x 4.06m (14'0" x 13'4")  
Central heating radiator, two upvc double glazed windows, TV aerial point.



**INNER HALL** - 3.68m x 1.07m (12'1" x 3'6")  
Large storage cupboard, further storage cupboard with shelving

**BEDROOM ONE** - 4.01m x 2.46m (13'2" x 8'1" plus depth of built in wardrobes) Central heating radiator, upvc double glazed window, range of mirror fronted built in wardrobes.



**BEDROOM TWO** - 4.17m x 2.39m (13'8" max x 7'10") Central heating radiator, upvc double glazed window.

**BATHROOM** White suite comprising bath with thermostatic shower over, wash hand basin set into bathroom worktop with cupboard under, low level W.C with concealed cistern, part tiled walls, central heating radiator, upvc double glazed window



From the inner hall a few steps rise to landing area to upvc double glazed door opening to outside

**OUTSIDE** The property has access across path to the rear parking area where there is an allocated space for two cars in tandem. Outside bin storage area.



**TENURE - LEASEHOLD**

Length of lease - 125 years from 2001  
 Ground Rent - Peppercorn  
 Maintenance Charge - £33.33 per month - To include buildings insurance, maintenance of communal areas and exterior decoration.  
 Pets are allowed  
 Assured Shorthold Tenancy allowed  
 No Holiday Letting

Age: (unverified)	Postcode: TQ1 3SY
Current Council Tax Band: B EPC Rating: C	Stamp Duty:* £0 at asking price
Electric meter position:	Gas meter position: Outside
Boiler positioned: Kitchen Combination	Water: Meter
Total Floor Area: approx. 67sqm, 722sqft	Rear Garden Facing: N/A

This information is given to assist and applicants are requested to verify as fact.

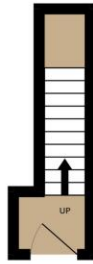
\*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.



This Floorplan is not to scale and should only be used as a guide.

ENTRANCE FLOOR  
3.8 sq.m. (41 sq.ft.) approx.

FIRST FLOOR  
67.3 sq.m. (722 sq.ft.) approx.



TOTAL FLOOR AREA: 71.1 sq.m. (762 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**PROPERTY MISDESCRIPTIONS ACT 1991:** The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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