

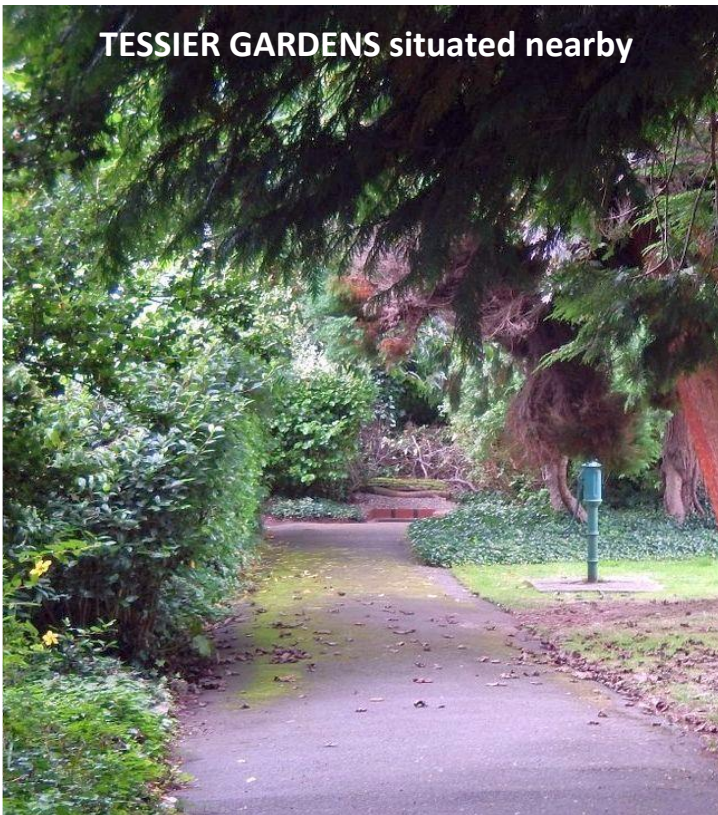


TOP FLOOR FLAT, 7 BEDFORD ROAD, BABBACOMBE, TORQUAY, TQ1 3LJ

ASKING PRICE OF £255,000 LEASEHOLD

Pincombe's  
estate agents

**TESSIER GARDENS** situated nearby



**BABBACOMBE DOWNS** overlooking Oddicombe Beach – A 2 minute walk from the flat



### **A TOP FLOOR APARTMENT CLOSE TO LOCAL SHOPS & WITHIN A COUPLE OF MINUTES WALK FROM BABBACOMBE DOWNS**

This top floor Apartment offers spacious accommodation and benefits from a private, south facing rear garden, along with its own garage. With high ceilings, featuring picture rails and a lovely sea view towards Lyme Bay from the 2<sup>nd</sup> Bedroom, an early appointment to view is recommended. The accommodation comprises spacious split-level Hallway, Lounge, fitted Kitchen, 2 Bedrooms, large Bathroom and a Separate W.C.

Situated in a level location with a good range of shops and amenities on its doorstep, the home is also very convenient to the coast where outdoor leisure pursuits such as paddle-boarding, sailing, kayaking and open swimming can be enjoyed. The Apartment is ideally situated close to several parks and green spaces in the area, along with coastal walks to the nearby beaches. There is a Doctors Surgery close by and bus stop for the service into Torquay Town, Harbourside/Marina with its waterfront restaurants, shops, sea front promenade and Blue Flag awarded Beach.

The Apartment comes to the market offering a brand new 999-year lease (from 2021).

**The Accommodation Comprises:**

UPVC door with stained glass panel opening into:

**COMMUNAL HALLWAY** Fuses. High level internal window with decorative inset. Private door and staircase with handrail rising to **UPPER FLAT accommodation**.

**HALLWAY** A spacious split-level area, with high ceilings and feature sky-light window. Radiator. Hatch to part boarded and insulated roof space, via a pull-down ladder.

**LOUNGE 16' x 12'1" (4.87m x 3.68m)** UPVC double glazed bay window to front, with Victorian wooden shutters. T.V. aerial point. High ceilings with picture rail. Central ornate ceiling rose. Feature wooden fireplace surround on a raised polished hearth with inset coal effect gas fire. Radiator.

**KITCHEN 11' x 9' (3.35m x 2.7m)** Range of worksurfaces with cream wooden storage units beneath. Matching range of eye-level units, including a double display unit with frosted doors and central wine rack. Worksurface extending to one side to form a breakfast bar with space for stools beneath. Inset one and a half bowl sink unit and mixer tap. Built-in Hotpoint electric oven and 4-burner gas hob, with tiled splashback and extractor hood above. Plumbing and space for washing machine. Space for fridge and freezer. Wall mounted Gloworm boiler. Part tiled walls. Coved ceiling. Inset spotlights. Telephone point. UPVC obscure glazed window to side. UPVC door with obscure glazed inset to the rear decked terrace.



**BEDROOM 1 14' x 11'10" (4.26m x 3.60m)** UPVC double glazed window to rear. Radiator. Telephone point. High ceilings with picture rail. Central ornate ceiling rose.

**BEDROOM 2 10'3" x 6'2" (3.12m x 2.7m)** (currently being used as a Dining Room) UPVC double glazed window to front enjoying sea views over Lyme Bay. Radiator. Coved ceiling and central ornate ceiling rose. Built-in high level cupboards providing storage.

**BATHROOM** Suite comprising an 'L' shaped panelled bath with shower over and glazed screen. Pedestal wash basin with shaver point above. Radiator. Coved ceiling. Part tiled walls. UPVC double glazed window to side.

**W.C.** Low level W.C. Coved ceiling. UPVC double glazed window to side.

**OUTSIDE** The flat benefits from a private garden to the rear which is south facing and comprises of a paved terrace with space for seating. This area is surrounded by established shrubs and trellis ensuring privacy. **WOODEN SHED.** A pathway flanked by raised borders and fencing leads to a wooden staircase and handrail rising to a **DECKED TERRACE** measuring **9'2" x 6'2" (2.79m x 1.87m)** enclosed by wooden rails, with space for the display of pots and plants. **UNDER DECK STORAGE AREA.** A private wooden gate gives access to the side and front of the building.

From Bedford Road, a wide driveway adjacent to the building allows access to the **SINGLE GARAGE.**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   c
55-68	D	68   d	
39-54	E		
21-38	F		
1-20	G		

### ADDITIONAL INFORMATION

Council Tax Band – B  
 999 Year Lease from 2021  
 50/50 Shared Maintenance