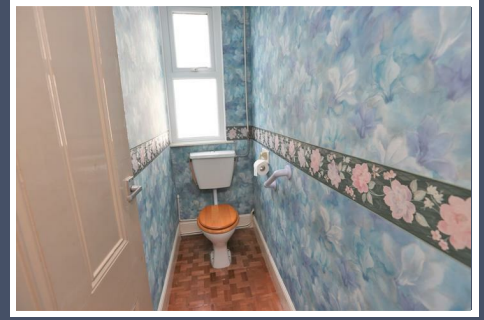




BABBACOMBE ROAD, BABBACOMBE, TQ1 3SZ

OFFERS IN EXCESS OF
£200,000





• NO ONWARD CHAIN • FOUR BEDROOMS • TWO/THREE RECEPTION ROOMS • GOOD SIZE KITCHEN/DINER • IN NEED OF REFURBISHMENT • POTENTIAL FOR OFF ROAD PARKING • SMALL COURTYARD GARDEN • BATHROOM & SEPARATE WC • CLOSE TO AMENITIES • NEAR TO LOCAL BEACHES

LOCATION

BABBACOMBE IS ONE OF TORQUAY'S MOST FAVOURED DISTRICTS, THE NEARBY PICTURESQUE FIELDS OF WALLS HILL CAN BE SEEN FROM THE PROPERTY AND THERE IS EASY ACCESS TO THE SCENIC BABBACOMBE DOWNS, CARY PARK, PLUS THE BEACHES OF ANSTEYS COVE, BABBACOMBE AND ODDICOMBE WITH THE RENOWNED FUNICULAR CLIFF RAILWAY. LOCAL SHOPS ARE FOUND ON THE ADJOINING REDDENHILL ROAD, WITH A MEDICAL CENTRE AND SELECTION OF SCHOOLS EQUALLY ACCESSIBLE.

THE PROPERTY BENEFITS FROM A COURTYARD GARDEN TO THE REAR AND LOW MAINTENANCE SPACE TO THE FRONT, WHICH COULD BE CHANGED TO PARKING (SUBJECT TO ACCESS AND RELEVANT PERMISSIONS)

ACCOMMODATION

THIS END TERRACE HOUSE IS IN NEED OF REFURBISHMENT THROUGHOUT AND OFFERS ACCOMMODATION TO INCLUDE AN ENTRANCE VESTIBULE, HALLWAY, LIVING ROOM, DINING ROOM, KITCHEN/DINER, UTILITY AND DOWNSTAIRS WC ON THE GROUND FLOOR. THE FIRST FLOOR OFFERS FOUR BEDROOMS (THREE DOUBLE, ONE SINGLE), A BATHROOM AND SEPARATE WC.

OUTSIDE



ROAD MAP



HYBRID MAP



TERRAIN MAP



FLOOR PLAN



COUNCIL TAX - BAND D

VIEWING

PLEASE CONTACT OUR EMERY & PIPER OFFICE ON 01803 315770 IF YOU WISH TO ARRANGE A VIEWING APPOINTMENT FOR THIS PROPERTY OR REQUIRE FURTHER INFORMATION.

THE ACCURACY OF THESE PARTICULARS IS NOT GUARANTEED NOR DO THEY FORM PART OF ANY CONTRACT. APPLICANTS SHOULD VERIFY DETAILS BY PERSONAL EXAMINATION AND ENQUIRY. CONSUMER PROTECTION REGULATIONS THE AGENT HAS NOT TESTED ANY APPARATUS; EQUIPMENT, FIXTURES OR SERVICES AND SO CANNOT VERIFY THAT THEY ARE IN WORKING ORDER OR FIT THE PURPOSE. A BUYER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR OR SURVEYOR. REFERENCES TO THE TENURE OF A PROPERTY ARE BASED ON INFORMATION SUPPLIED BY THE SELLER. THE AGENT HAS NOT HAD SIGHT OF THE TITLE DOCUMENTS. A BUYER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR. YOU ARE ADVISED TO CHECK THE AVAILABILITY OF THIS PROPERTY BEFORE TRAVELLING ANY DISTANCE TO VIEW.

ENERGY EFFICIENCY GRAPH

