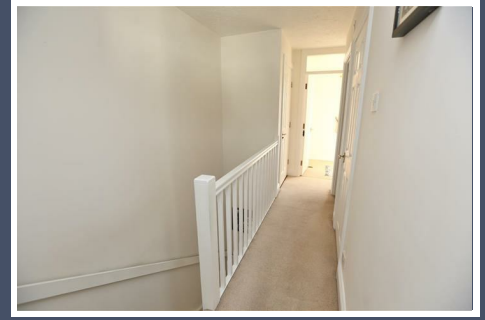
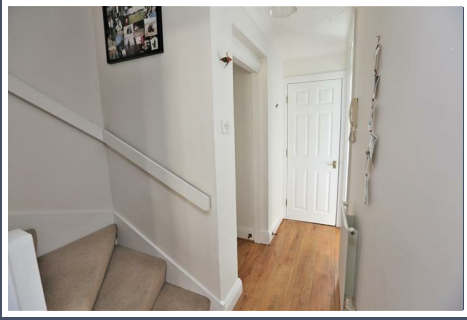




YORK ROAD, BABBACOMBE, TQ1 3SG

ASKING PRICE £159,950





• **DESIRABLE LOCATION • FIRST FLOOR MAISONETTE • MODERN FITTED KITCHEN • GOOD SIZE LOUNGE/DINER • TWO BEDROOMS • BATHROOM WITH SHOWER OVER • LOW MAINTENANCE FEE • GOOD LEASE • ALLOCATED PARKING • CLOSE TO LOCAL ATTRACTIONS & AMENITIES**

LOCATION

BABBACOMBE HAS A WEALTH OF FACILITIES TO OFFER THAT ARE ALL WITHIN A LEVEL WALK. THE PROPERTY IS APPROXIMATELY TWO MINUTES WALK FROM THE BEAUTIFUL SEA VIEWS FROM BABBACOMBE DOWNS AND A FURTHER COUPLE MINUTES WALK FROM ODDICOMBE BEACH. THERE ARE SHOPPING FACILITIES ON REDDENHILL ROAD AND ST MARYCHURCH WHERE YOU WILL FIND AN ARRAY OF INDEPENDENT AND MAINSTREAM RETAILERS. IN ADDITION TO THIS THERE ARE GREAT TRANSPORT LINKS WITH MULTIPLE BUS STOPS AND EASY ACCESS IN AND OUT OF TORBAY.

ACCOMMODATION

ENTRANCE TO A COMMUNAL HALL WHICH HAS STAIRS LEADING TO THE FIRST FLOOR. ON THIS LANDING YOU WILL FIND THE ENTRANCE TO THE MAISONETTE. AS YOU ENTER THE MAISONETTE YOU FIND YOURSELF IN THE ENTRANCE HALL WITH BUILT IN STORAGE CUPBOARDS, STAIRS LEADING TO THE FIRST FLOOR AND DOORS LEAD TO THE GOOD SIZE LOUNGE/DINER WHICH BENEFITS FROM A LARGE STORAGE CUPBOARD. THERE IS A

NICELY FITTED KITCHEN WITH MATCHING BASE AND WALL MOUNTED UNITS, DARK WORK SURFACE, INTEGRAL OVEN, GAS HOB AND SPACE FOR A FREESTANDING FRIDGE FREEZER.

THE FIRST FLOOR BENEFITS FROM A GOOD SIZE LANDING WITH STORAGE CUPBOARDS AND DOORS TO A FITTED BATHROOM WITH PEDESTAL WASH HAND BASIN, LOW LEVEL FLUSH WC AND PANELLED BATH WITH SHOWER OVER. THERE ARE TWO BEDROOMS OF WHICH THE MASTER HAS BUILT IN WARDROBES.

OUTSIDE

A LARGE ARCHWAY TO THE SIDE OF THE PROPERTY ENTRANCE LEADS TO THE REAR OF THE BUILDING WHERE YOU WILL FIND AN ALLOCATED PARKING SPACE FOR ONE CAR AND FURTHER VISITOR SPACES.

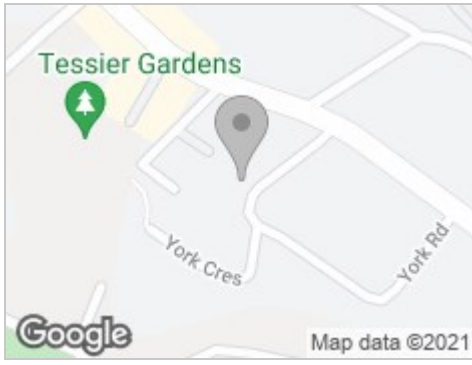
LEASE INFORMATION

THE OWNER HAS INDICATED FLAT BENEFITS FROM A SHARE OF THE FREEHOLD
LEASE LENGTH - 199 YEARS FROM 1994 (172 YEARS REMAINING)
MAINTENANCE - £55 PER CALENDAR MONTH
IT'S ALSO PET FRIENDLY

01803 315770



ROAD MAP



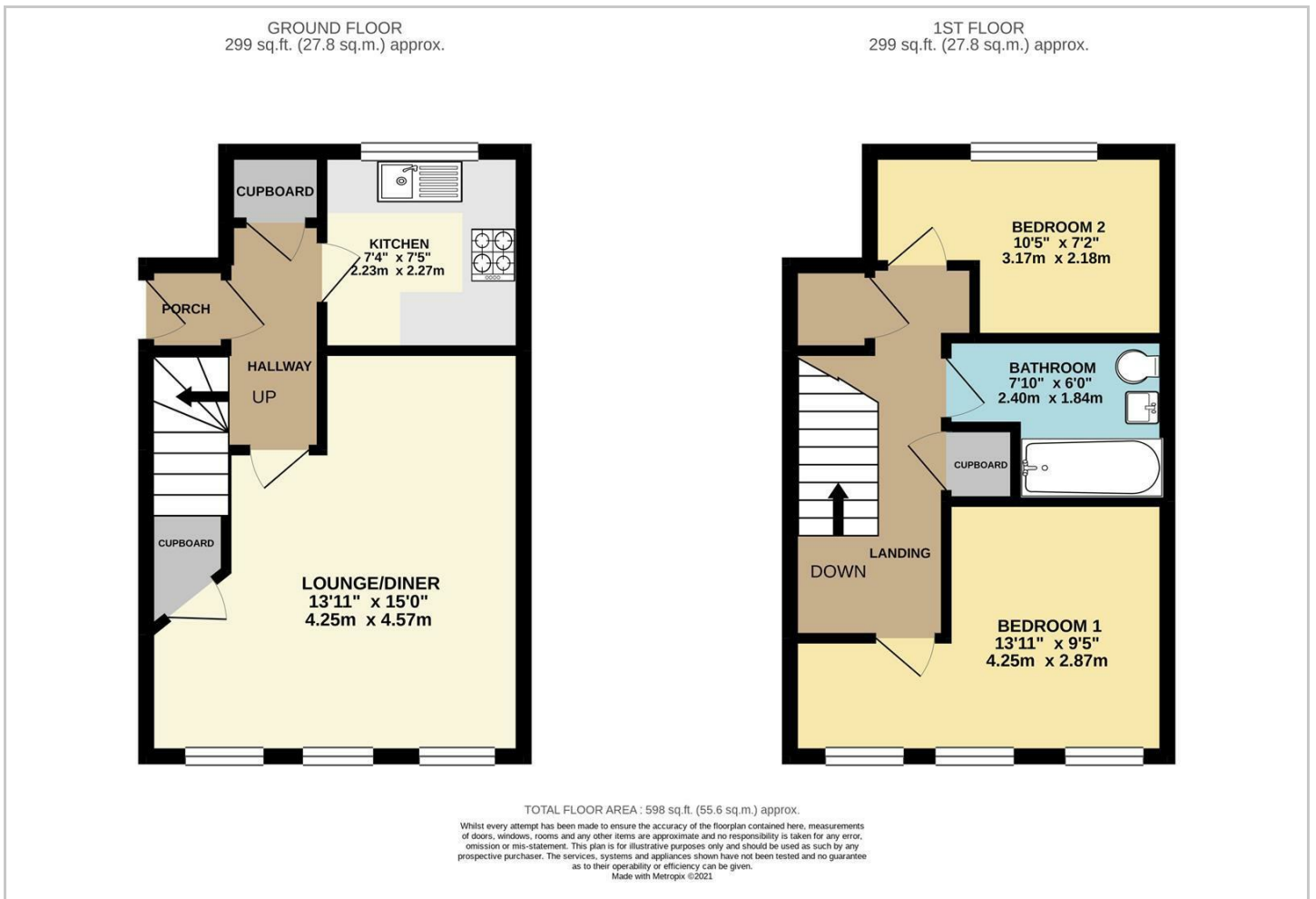
HYBRID MAP



TERRAIN MAP



FLOOR PLAN



COUNCIL TAX - BAND C

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

