



SUMMARY

Guide Price: £280,000 – £290,000 Chain-Free Sale & Share of Freehold | Stylish Newly Fitted Kitchen with Appliances | Private Balcony with Sea Views Towards Lyme Bay | Principal Bedroom with Modern En-Suite| Allocated Parking & Communal Gardens | Lift Access & Well-Kept Development |Prime Babbacombe

Visit our website for the current price:

www.danielhobbin.uk/P-RS0945/

Address: Foxlands, York Road, Babbacombe, Torquay, TQ1 3RZ

Property type: Apartment

Tenure: Share of Freehold

Council tax band: D

EPC: B

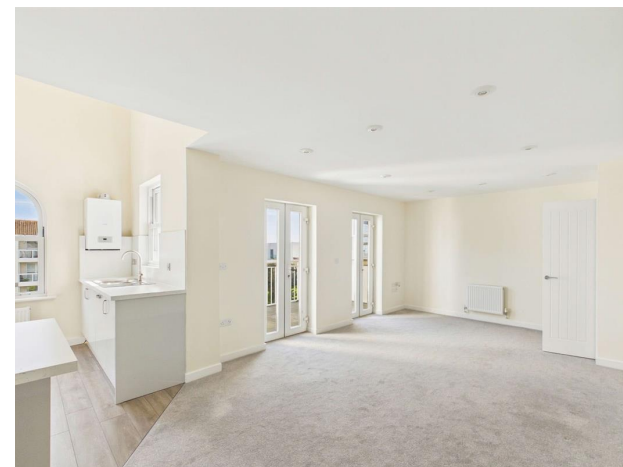
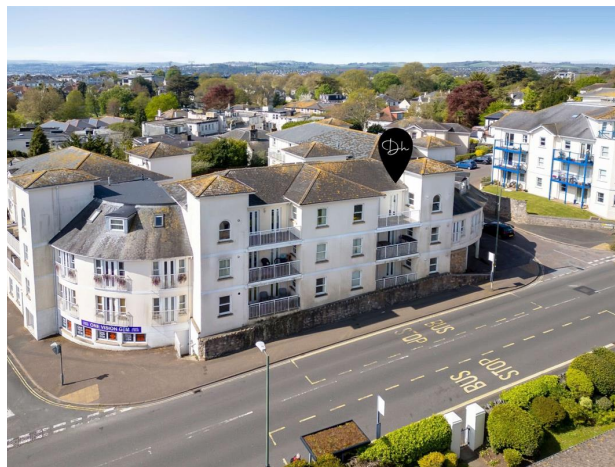
Bedrooms: 3

Bathrooms: 2

Receptions: 1

Parking: ✓

Garden: ✓



DESCRIPTION

A spacious and beautifully presented three-bedroom second floor apartment, occupying the top floor of a purpose-built development completed in 2007 and offered to market CHAIN-FREE. The apartment is ideally situated close to Babbacombe and St Marychurch amenities.

The property is well placed for everyday convenience, with a wide range of local shops, services and cafés nearby, together with easy access to Cary Park and the scenic Babbacombe Downs. The area also offers a wealth of leisure opportunities, including tennis courts, bowls and a putting green at Cary Park, cliff-top walks with coastal outlooks, nearby beaches at Babbacombe and Oddicombe, and a golf course in neighbouring St Marychurch. Regular bus services provide convenient access to Torquay town centre and the harbour.

Recently refurbished to a high standard, the apartment offers bright, generously proportioned accommodation throughout. A particularly attractive feature is the spacious living room, which opens into a newly fitted kitchen to create a sociable and practical living space. From the living room, doors lead onto a private balcony, providing an ideal place to sit and enjoy the outlook.

The apartment enjoys pleasant views both to the front and rear, including sea views across Lyme Bay to the front and an outlook towards Cary Park and the surrounding area to the rear. There are three well-sized bedrooms, served by a modern bathroom/WC and a newly refitted en-suite shower room/WC. A separate utility room adds practicality.

Additional benefits include recent redecoration, newly fitted carpets and floor coverings, gas central heating supplied by a newly installed boiler, and double glazed windows. Outside, there is allocated parking space to the rear and access to a communal lawned garden area.

Council Tax Band: D (Torbay Council)

Tenure: Share of Freehold (980 years)

Service Charge: £3,300 per year

We understand the property is held on a 999-year lease from 1 January 2007. The managing agents are Carrick Johnson. We further understand that each apartment owner holds a share of the freehold, and as such no ground rent is payable.

Parking options: Residents

Garden details: Communal Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, FTTC

Broadband options available at the property include:

- * Standard broadband (13Mbps download, 1Mbps upload).

- * Superfast broadband (167Mbps download, 27Mbps upload).

- * Ultrafast broadband (not available).

- Networks in the area: Openreach

Entrance: The apartment is approached via a well-maintained communal entrance hall, with lift and stair access rising to the second floor. Alternatively, access can also be gained from the rear allocated parking area or through the communal gardens. The private entrance opens into an impressively spacious reception hall, immediately reflecting the generous proportions found throughout the apartment. This welcoming space is fitted with recessed lighting, a radiator, telephone point and intercom system, while also providing access to the loft space. A built-in double storage cupboard, complete with hanging rail and lighting, offers useful additional storage.

Living & Dining Framed by Sea Views: A particularly spacious and light-filled living room, enjoying an open outlook across the surrounding area with views extending towards the sea. Twin double-glazed French doors open onto the balcony, creating an attractive connection to the outside space and allowing plenty of natural light to pour in. The room is enhanced by recessed ceiling lighting and an additional spotlight fitting, and also benefits from two radiators, television and telephone points. A wide opening, complemented by a breakfast bar divide, leads through to the kitchen and adds to the room's sociable appeal.

Kitchen: A well-appointed kitchen gives an impressive sense of space, enhanced by a high ceiling and excellent natural light. An arched double-glazed window to the front, together with a further side window, enjoying attractive views over the surrounding area with sea glimpses and outlooks towards Lyme Bay. The kitchen has been recently refitted with a stylish range of dove grey units, comprising base cupboards and drawers set beneath generous work surfaces with matching upstands, together with coordinated wall-mounted cupboards providing ample storage. There is an inset one and a half bowl stainless steel sink with mixer tap, a fitted four ring gas hob with extractor hood above, and a built-in eye-level double oven. Integrated appliances

include a fridge, freezer and dishwasher. Further features include wood effect flooring, a radiator, and a recently installed Glow-worm Energy 25S gas fired boiler.

Balcony: A particularly attractive feature of the apartment is the well-kept balcony, providing a lovely outdoor seating area from which to enjoy the surrounding outlook and partial sea views towards Lyme Bay. Finished with composite decking, a painted metal balustrade and an outside light, this appealing space offers an ideal spot for relaxing and taking in the views.

Utility room: A useful and practical utility room is fitted with a worktop and space and plumbing beneath for a washing machine. The room also houses the Heatrae Sadia Megaflo cylinder, with shelving above providing additional storage. Further features include a Silavent extraction system, extractor vent, radiator and wood effect flooring.

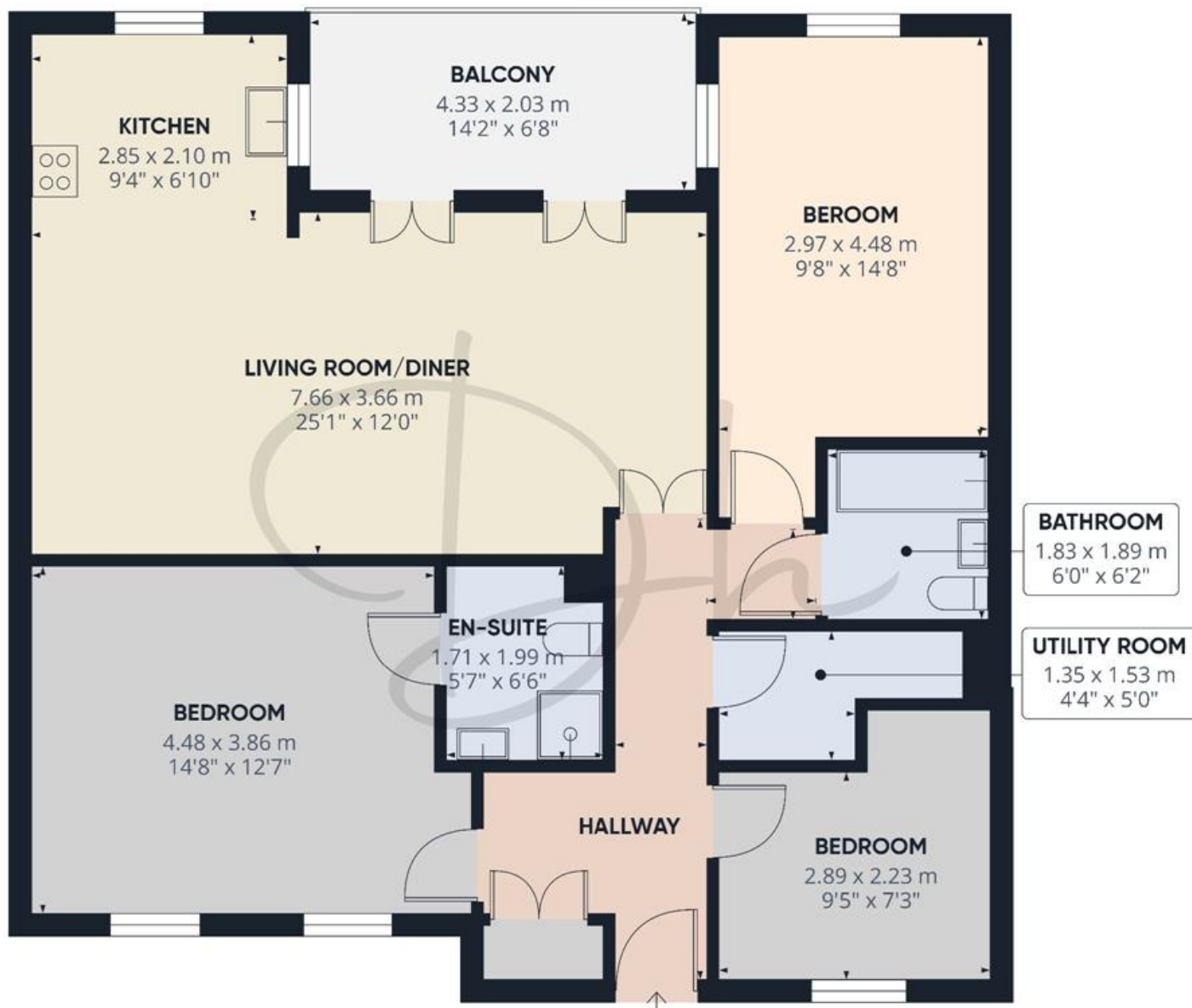
Principle Bedroom & En-suite: The principal bedroom is situated to the rear of the property and enjoys a pleasant outlook over the surrounding area. This generously proportioned room is further enhanced by two double glazed windows, a newly fitted contemporary wardrobe and drawer combination, television aerial and telephone points, and a radiator. It also benefits from a

private en suite shower room, appointed with a modern white suite comprising a close-coupled WC, pedestal wash hand basin, and shower cubicle with glazed screens and doors, served by a chrome mixer shower. The en-suite is finished with tiled walls and flooring, a chrome ladder-style radiator, mirror-fronted cabinet, shaver socket and extractor vent.

Bedroom two: Bedroom two is positioned at the front of the apartment and enjoys attractive views over the surrounding area, with sea glimpses and outlooks towards parts of Lyme Bay. It also features two double glazed windows, a newly fitted modern wardrobe and drawer unit, television aerial and telephone points, and a radiator.

Bedroom three: Bedroom three overlooks the rear of the building, with views towards Cary Park and the surrounding area, and is served by a double glazed window and radiator.

Bathroom: The remaining accommodation is served by a well-appointed modern bathroom, fitted with a white suite comprising a panelled bath with shower attachment, pedestal wash hand basin and close-coupled WC. Complemented by tiled walls and flooring, the room also includes a ladder-style radiator, wall mirror, shaver socket and extractor vent.



Approximate total area^m

98 m²

1055 ft²

Balconies and terraces

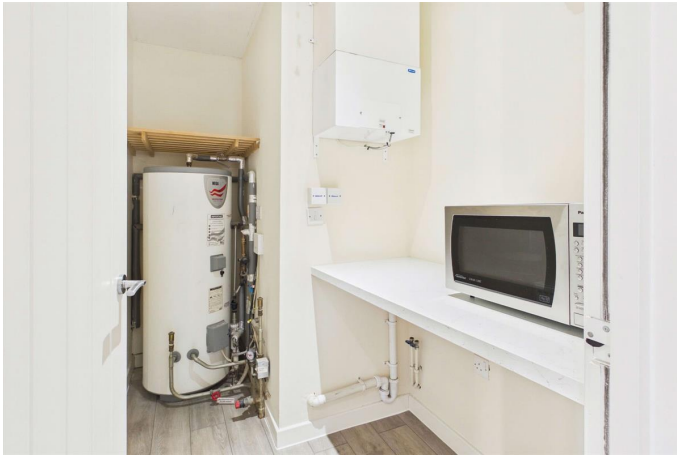
8.7 m²

94 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360













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