



SUMMARY

Desirable Top Floor Apartment | Private Balcony with Partial Sea Views | Two Generous Double Bedrooms | Principal Bedroom with En-Suite | Bright Open-Plan Living & Dining Area | Contemporary Kitchen with Utility Room | Allocated Parking to Rear | Moments from Babbacombe Downs & Beaches



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www.danielhobbin.uk/P-RS1025/

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

Property type: Apartment

Tenure: Share of Freehold

Council tax band: C

EPC: B

Bedrooms: 2

Bathrooms: 2

Receptions: 1

Parking: ✓

Garden: ✓



DESCRIPTION

A spacious two-bedroom second floor apartment, occupying a desirable top floor position within a purpose-built development completed in 2007. Set at one end of the building, the property enjoys a pleasing sense of privacy, with the added benefit of a private balcony with partial sea views, as well as further outside space by the entrance.

The accommodation is well presented throughout and arranged to provide comfortable modern living. The property features a bright living area with access to the balcony, a contemporary fitted kitchen, two bedrooms, a modern bathroom suite and an en-suite shower room serving the principal bedroom. Being a relatively recent development, the apartment also benefits from gas central heating, double glazing and an allocated parking space positioned at the rear of the building. The property also has a new gas boiler which was fully serviced this year.

The location is particularly convenient, with both Babbacombe and St Marychurch close at hand, offering a broad selection of local shops, cafés, services and everyday amenities. Cary Park is nearby, providing tennis courts, bowls and a putting green, while the scenic Babbacombe Downs, cliff-top walks and the beaches at Babbacombe and Oddicombe offer excellent leisure opportunities. A golf course can also be found in neighbouring St Marychurch. Bus stops directly outside the apartment block taking people directly to Teignmouth, Dawlish Warren and Paignton, as well as into Torquay town centre.

Council Tax Band: C (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. There is a restriction within the

lease on pets in the building.

Parking options: Residents

Garden details: Terrace

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

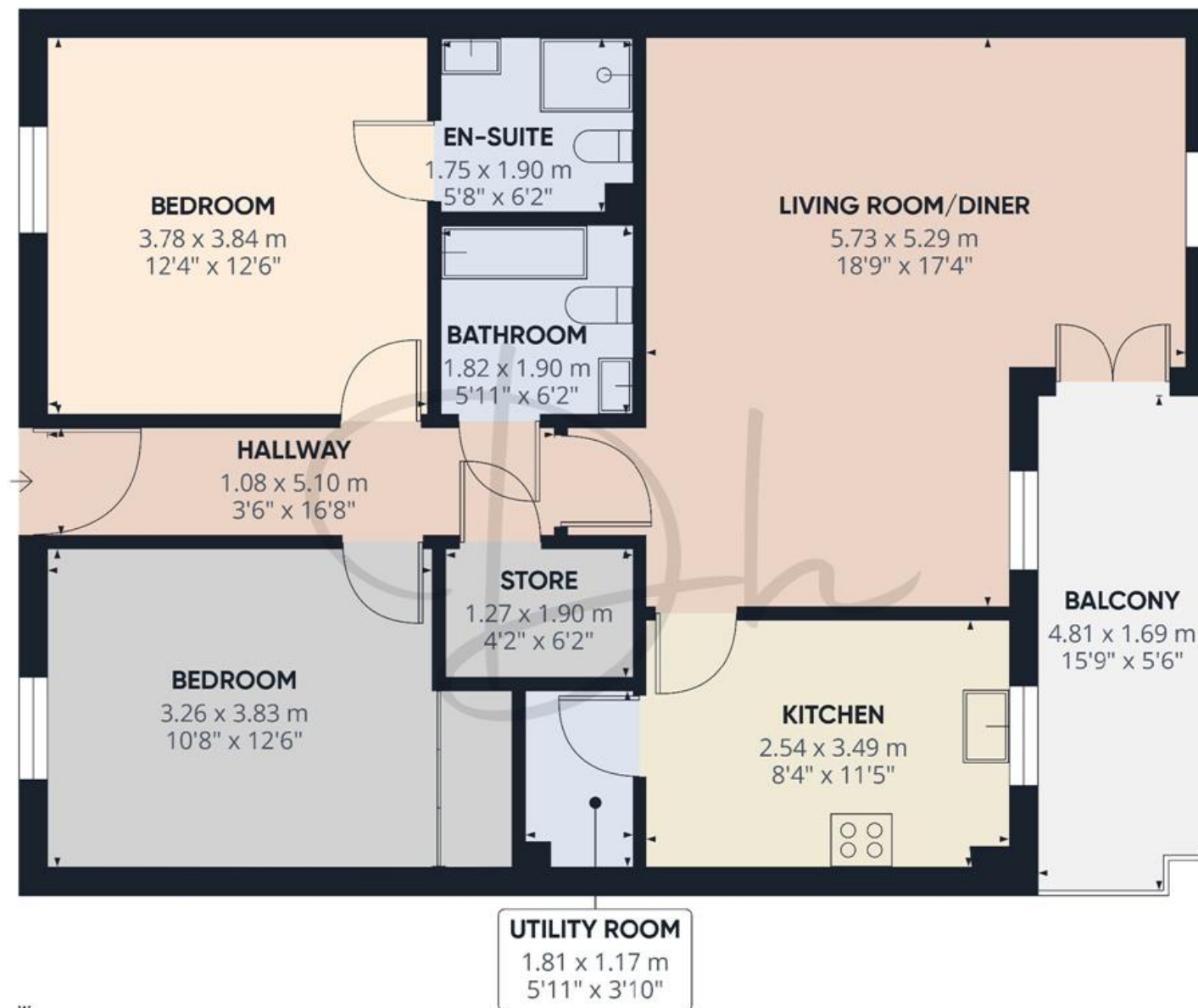
The Approach: The apartment is accessed via a well-maintained communal entrance hall, with both a lift and a staircase leading to the second floor. Alternative access is also available from the rear allocated parking area and through the communal gardens, adding further convenience. Occupying the top floor, the apartment's private entrance is positioned at the end of the building, where the approach enjoys the added benefit of usable outside space and pleasant outlooks. Upon entering, a spacious reception hall provides a welcoming introduction to the accommodation, with a wall-mounted radiator, consumer unit and a generous built-in walk-in storage cupboard, complete with lighting, power and shelving.

Living Room, Diner & Balcony: A generously proportioned open-plan living room and dining area, enjoying an excellent level of natural light from a double glazed sash window overlooking the balcony, together with a further arched double glazed sash window positioned beside the balcony door. The room provides ample space for both comfortable seating and dining furniture, creating a bright and versatile reception space. From the living area, a double glazed door opens directly onto the private

balcony, which forms a particularly attractive feature of the apartment. Well presented and finished with decking and a painted metal balustrade, the balcony provides a lovely outside seating area from which to enjoy the surrounding outlook, with partial sea views towards Lyme Bay.

Kitchen & Utility Space: The kitchen is fitted with a striking range of blue wall and base units, complemented by roll-edge work surfaces and tiled splashbacks. A one-and-a-half bowl stainless steel sink and drainer is positioned beneath a double-glazed sash window, allowing natural light into the room. Integrated appliances include an oven with inset gas hob and extractor hood over, together with a fridge/freezer, dishwasher and washing machine. The room is well proportioned and also offers space for a small dining table, making it suitable for use as an informal breakfast area. A separate utility room is located off the kitchen, providing additional practicality with a work surface on one wall, plumbing and space for a washing machine, together with further under-counter space suitable for a tumble dryer.

Bedrooms & Bathrooms: The apartment offers two well-proportioned double bedrooms, both enjoying natural light from double glazed sash windows to the front aspect. The principal bedroom is a spacious double room and benefits from its own en-suite shower room, fitted with a corner shower cubicle with mains-fed shower, pedestal wash basin and low-level WC, with tiled walls and a wall-mounted heated towel rail. The second bedroom also provides generous double accommodation and includes built-in wardrobes with sliding mirrored doors, offering useful storage while maintaining a good sense of space. Serving the main accommodation is a modern bathroom, fitted with a bath and shower over, pedestal wash basin and low-level WC. The bathroom is finished with fully tiled walls and a wall-mounted heated towel rail, creating a practical and well-presented suite.



Approximate total area^m

89 m²

958 ft²

Balconies and terraces

8.1 m²

87 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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