





263 Babbacombe Road

Torquay, Torquay

This beautifully presented and curated Victorian property is a testament to the current owners who have carefully and tastefully updated the house throughout. The house would be ideal for buyers seeking a turnkey character-rich property within a short stroll to Babbacombe Downs, Cary Arms and Oddicombe beach. The house is the finest example of a Spacious Victorian Townhouse we have had the pleasure of listing in the local area.

Inside the house is packed full of original features, high ceilings and style accustomed to a modern take on a Victorian home. The ground floor has ample living space for a house of its size and features a large Sitting Room/Lounge which is Bay-fronted and has a log-burning stove fitted. There is a feature window looking in to the formal dining room which is beautifully adorned with features and gives access to the garden. The kitchen/breakfast room has a small peninsula breakfast area ideal for socializing whilst enjoying culinary exploits. There is a charming garden room with sliding doors to the Garden and an ideal nook to watch TV or read a book. The rear of the house has a Utility room with handy WC, Belfast sink and enjoys plenty of space for organising laundry.



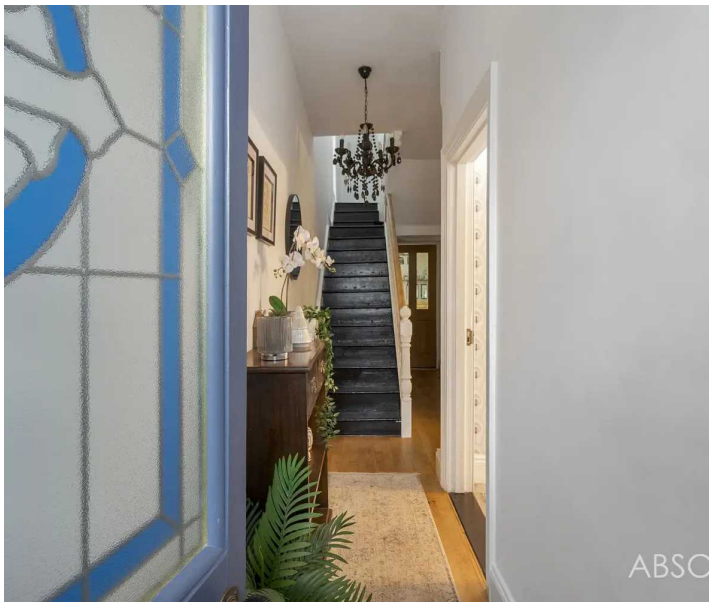
On floor 1 the principal bedroom has been adapted to create a larger bedroom with storage area and ensuite, light filled and with feature panelling. There are a further 2 bedrooms and charming main bathroom suite. On the 2nd floor there are 2 additional rooms with the added benefit of a modern shower room to service both bedrooms.

The rear garden is a low-maintenance private oasis perfect which has a lot of charm, an ideal space for a gathering around a meal or drinks.

Garden

Private walled rear Garden, Mainly gravelled and low-maintenance with an outside tap. The front of the property is small gravelled area which has been neatly landscaped for ease of maintenance.

On street parking is available to the front of the house



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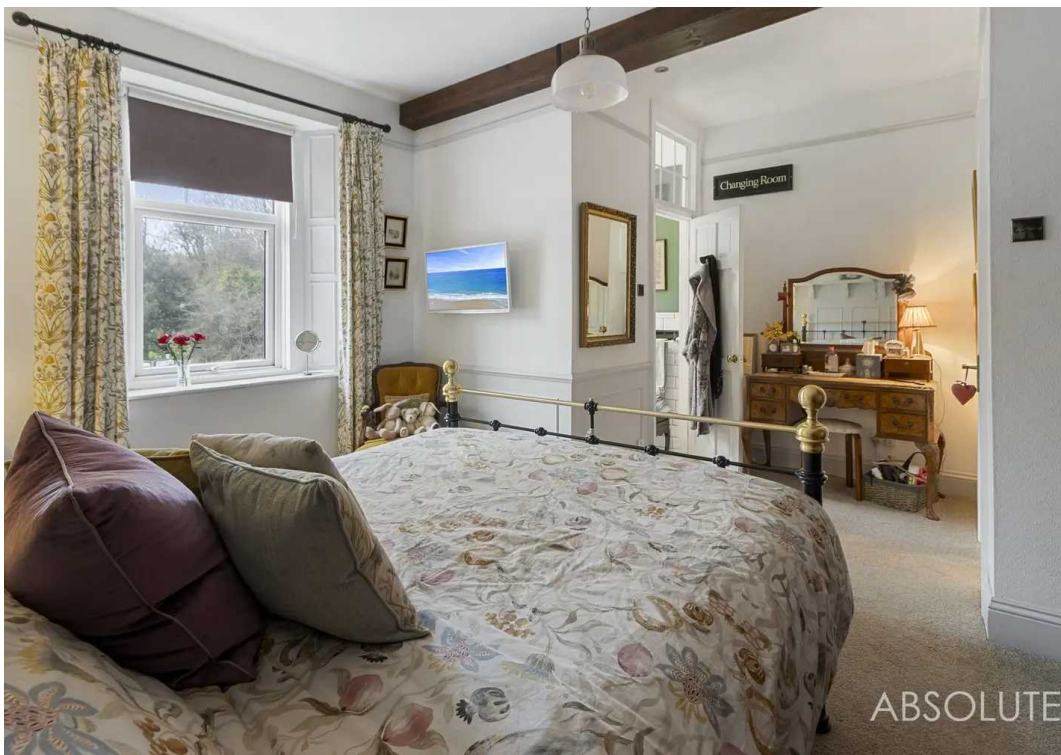
The property is situated in an enviable position within close proximity to Walls Hill, Cary Arms Restaurant and Spa and the southerly facing Babbacombe Downs with its striking views of the sea towards Lyme Bay. Babbacombe is a popular location due to its natural beauty and array of high quality shops, restaurants and amenities. With the quaint precinct of St Marychurch Close by and great access in and out of Torquay via the coastal road towards Shaldon and Teignmouth and the South Devon Highway which connects the bay to Newton Abbot and Exeter (M5 and beyond).

Council Tax band: C

Tenure: Freehold

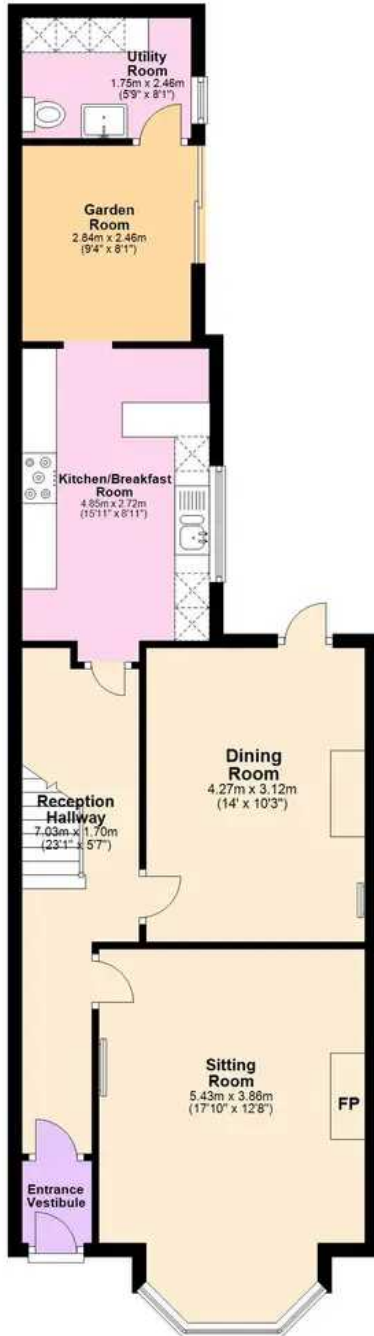






Ground Floor

Approx. 68.5 sq. metres (737.1 sq. feet)



First Floor

Approx. 56.8 sq. metres (611.9 sq. feet)



Second Floor

Approx. 34.3 sq. metres (369.1 sq. feet)



Total area: approx. 159.6 sq. metres (1718.1 sq. feet)

Approx
Plan produced using PlanUp.





Absolute Sales & Lettings

Absolute Sales & Lettings Ltd, 13 Ilsham Road - TQ1 2JG

01803 214214

torquay@movewithabsolute.co.uk

movewithabsolute.co.uk/

