



50 Reddenhill Road, Babbacombe, Torquay, TQ1 3RR

£265,000 Freehold DTT4201

A Spacious Older Style House situated in a Popular and Convenient Location with Three Reception Rooms, Four Bedrooms (One En Suite), and a Bathroom, Gardens, Parking and a Garage.

ENTRANCE PORCH, ENTRANCE HALL, LOUNGE, SITTING ROOM/OFFICE, DINING ROOM/BEDROOM 4 WITH EN SUITE W.C., KITCHEN, BREAKFAST ROOM, 3 UPSTAIRS BEDROOMS - ONE WITH EN SUITE SHOWER ROOM, BATHROOM, FRONT PARKING AREA, REAR GARDEN PLUS TWO LARGE DECKED TERRACES, DETACHED GARAGE

A spacious, older style house situated in a convenient location within walking distance of the local shopping facilities further along Reddenhill Road and general store in Warbro Road. There are many amenities within easy reach including the open spaces of Cary Park, Walls Hill and Babbacombe Downs with coastal walks and access to a choice of beaches. Schools are located within the surrounding area and bus services operate nearby to other areas of Torquay and the town centre.

The house offers large family accommodation and may also suit those looking for a home with income potential. One of the bedrooms is on the ground floor and has an en suite wc which together with the additional sitting room may suit those looking to accommodate a dependent relative.

There is the benefit of gas fired central heating, a long kitchen, a good sized main lounge and a dining room opening onto a terrace with timber decking. To the front of the house is a useful parking area and features a monkey puzzle tree to one side. To the rear are enclosed patio and lawned gardens, access to under house storage areas and a utility room, with the benefit of a detached garage to the rear. The property is offered for sale chain free.

ACCOMMODATION

Part glazed front door to

ENTRANCE PORCH Small paned inner door to

ENTRANCE HALL Radiator, exposed floorboards, under stairs recess with coat hanging and storage space.

LOUNGE 17' 6" x 12' 9" (5.33m x 3.88m) Exposed floorboards running through from the reception hall, large window to the front and window to the side, two radiators, feature fireplace with granite hearth and inset living flame effect gas fire (not in use and disconnected). Picture rails, cornice work and television point.

OFFICE 10' 9" x 11' 6" (3.27m x 3.50m) Window to the front, picture rail, radiator.

DINING ROOM/BEDROOM 4 11' 0" x 15' 0" (3.35m x 4.57m) Exposed floorboards, window to the rear, picture rails, radiator, generous recessed area with inset ceiling down lighters which would provide an ideal area for a display unit. Opening to

EN SUITE W.C. Pedestal wash basin, close coupled W.C.

KITCHEN 23' 6" x 6' 6" (7.16m x 1.98m) plus entrance area. Fitted with a range of units comprising floor based cupboards and drawers with long roll edge work top area and stainless steel sink unit, matching breakfast bar, range of matching wall cupboards, built in shelved larder cupboard, fitted four ring gas hob with oven beneath and extractor fan over. Plumbing for washing machine and space for additional appliances, double glazed window overlooking the rear garden and surrounding area, double glazed door to the rear garden. Wide opening to the

BREAKFAST ROOM 10' 0" x 7' 9" (3.05m x 2.36m) Large double glazed patio door and window opening onto the decked terrace, laminated wood effect flooring, radiator, picture rail.

Stairs with handrail and balustrade surround lead from the hall to the **FIRST FLOOR**

LANDING Window to the front, picture and dado rail, access to loft space. Built in linen cupboard with shelving, walk in storage cupboard with hanging rail, shelf and light as well as hot water cylinder..

BEDROOM 1 20' 6" x 11' 6" (6.24m x 3.50m) A dual aspect room with windows to both the front and rear, feature bedroom fireplace, radiator, picture rails, coved ceiling and inset ceiling down lighters.

BEDROOM 2 12' 9" x 11' 0" (3.88m x 3.35m) Window to the front, radiator, picture rails and white panelled door to

EN SUITE SHOWER ROOM Shower cubicle with glazed screen and fitted shower, close coupled WC, vanity unit with inset wash hand basin with complimentary tiled splash backs, radiator, frosted double glazed windows to the front and side.

BEDROOM 3 11' 6" x 11' 0" (3.50m x 3.35m) Window to the rear, radiator, picture rails and coved ceiling.

BATHROOM This room has been tastefully enhanced with a modern quality white suite comprising close coupled WC, pedestal wash basin and shower bath with curved glazed shower screen. Three quarter tiled walls, fully tiled floor, white heated towel rail and coved ceiling with inset down lighters. Frosted window.

OUTSIDE FRONT Large tarmac PARKING AREA. Paved area to the front of the house, established flower and shrub bed borders with conifer and palms and featuring a monkey puzzle tree to one side.

REAR Approached from the house via the dining room is a large TERRACE with timber decking and space for table and chairs, potted plants etc. Steps down to a level lawn with flower and shrub bed borders and a corner decked terrace, enclosed by walls and fencing.

Beneath the house are useful **STORAGE AREAS**, one housing the gas fired boiler. **LARGE UTILITY ROOM/STORE ROOM** with plumbing for washing machine and space for other appliances, access to further under house storage area.

At the end of the garden a door opens to the **DETACHED SINGLE GARAGE** with a pitched roof, side window and doors opening onto the rear lane.

COUNCIL TAX BAND 'D'

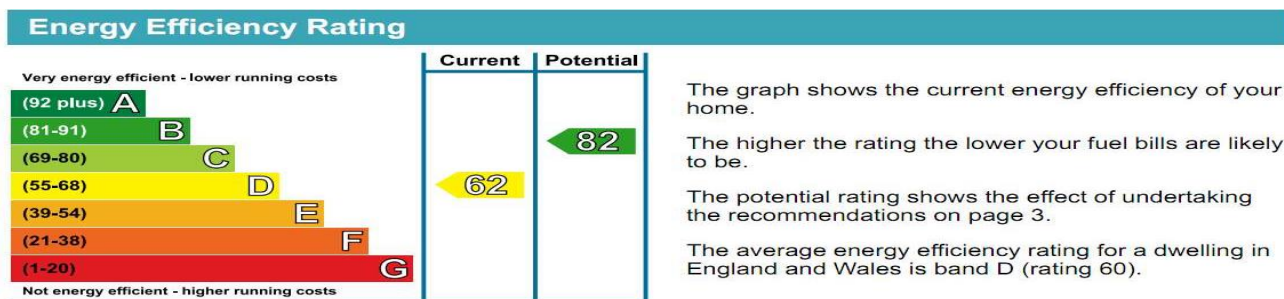
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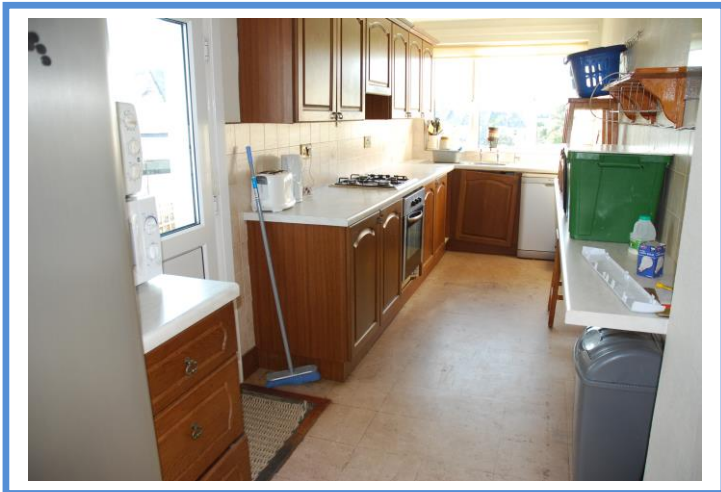
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