



90 LANGSTONE
CLOSE



90 LANGSTONE CLOSE

TORQUAY TQ1 3TY

A very well presented and fully refurbished throughout two bedroom top floor apartment situated in an elevated position in Babbacombe boasting expansive sea views towards Lyme Bay.

Entrance Hall

Lounge/Diner 15' 11" x 15' 0" (4.85m x 4.57m)

Front elevation double glazed sliding doors with glass panel either side. Wall mounted radiators.

Kitchen 8' 5" x 8' 0" (2.56m x 2.44m)

Fitted kitchen with wall and base units. Work surfaces. Plumbing for dishwasher. Integrated fridge/freezer. four ring hob. Integrated oven. Cooker hood. Telephone entry system.

Integral Hall

Cupboard Housing New Combi Boiler,

Bedroom One 12' 9" x 9' 9" (3.88m x 2.97m)

Front elevation double glazed window. Wall mounted radiator. Fitted wardrobes.

Bedroom Two 7' 6" x 9' 10" (2.28m x 2.99m)

Double glazed window.

Bathroom

Panelled bath with shower over. Low level WC. Wash hand basin. Tiling. Rear elevation double glazed frosted window.







General

Services:

All mains services are believed to be connected to the property.

Local Authority:

Torbay Council

Council Tax:

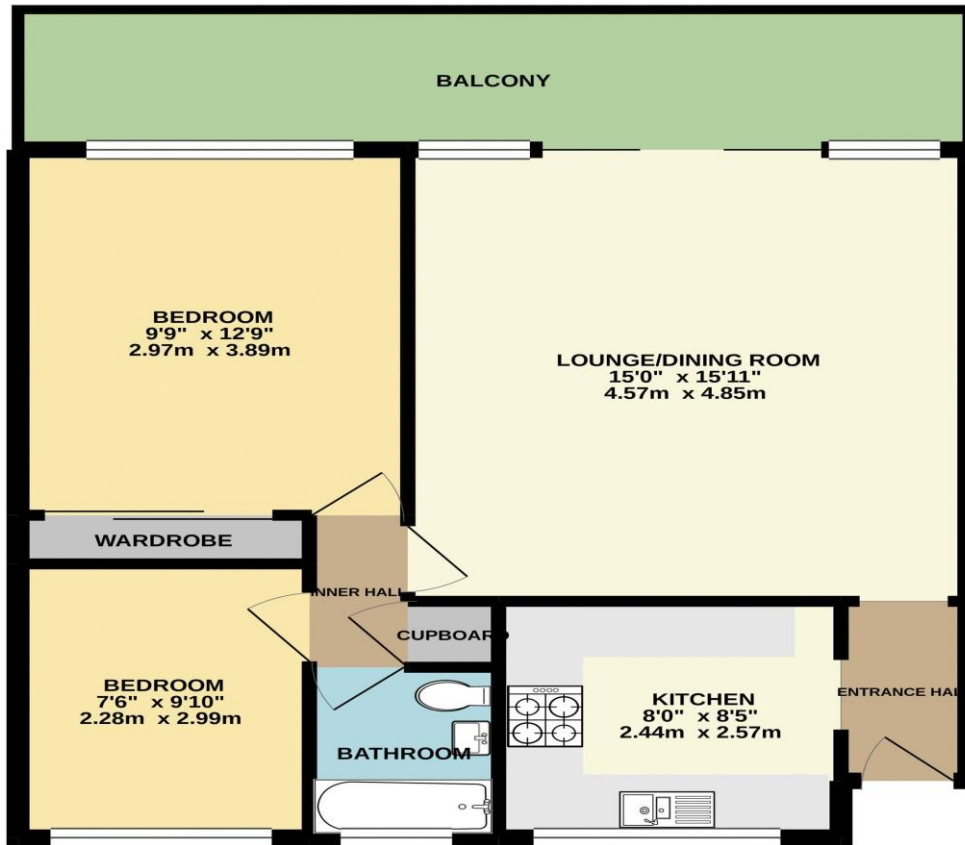
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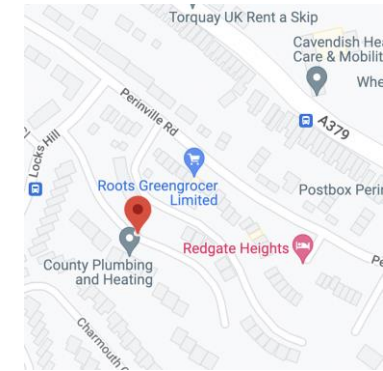


GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA : 595 sq.ft. (55.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	73	78
EU Directive 2002/91/EC		
www.epc4u.com		



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.