



JOHN COUCH
THE ESTATE AGENT

Windermere Babbacombe Cliff
Beach Road Torquay Devon
£395,000 Leasehold



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£395,000 Leasehold



Presented with subtle coastal flair this modern town house is set within the grounds of a listed Arts and Craft house and provides excellent accommodation, garage, courtyard style garden and balcony

- Coastal location ■ Gated development
- Sitting/dining room with balcony ■ Kitchen
- 3/4 bedrooms ■ 3 bathrooms ■ Cloakroom/WC
- Garage ■ Courtyard style garden ■ Communal gardens ■ Visitor parking

FOR SALE LEASEHOLD

Windermere is one of just three town houses built approximately 23 years ago in the grounds of Babbacombe Cliff house when it was converted into luxury apartments. This historically important property dates from the 1870's and retains its early Arts and Crafts appearance and proudly displays a blue plaque in commemoration of Oscar Wilde who had a winter home here in 1892/3.

This superb three/four bedroom town house is set over three floors and offers relaxed living in a unique coastal environment with garage parking, balcony, courtyard garden and access to the beautiful communal grounds of Babbacombe Cliff house.

LOCATION

Windermere is in the sought-after Babbacombe Conservation Area and sits near the top of Beach Road which, as the name suggest, leads to the beach below.

This popular beach has a café and car park and is home to the renowned Cary Arms boutique hotel where there is a waterside terrace for al-fresco dining.

This location is very close to the Downs which are thought to be the highest cliff top promenade in England and it is from here that you can enjoy the panoramic views across Lyme Bay. The Downs has many cafes, pubs and hotels and the well-regarded Babbacombe theatre is open all year. At the eastern end of the promenade the famous Cliff Railway has been transporting visitors to the beach at Oddicombe since 1926.

Close by are the more extensive facilities of St Marychurch including parish church, shops, cafes, pubs, local transport links, doctor and dental surgeries. Torquay Golf Club and opportunities for bowls and tennis are available locally together with an extensive range of water sports.

INTERIOR

The front door opens to a welcoming entrance hall with space for furniture and where there is a study/home office which is currently used as an occasional bedroom (*please note this room does not have a window*).

The accommodation at ground floor continues with a fully fitted utility room, understairs storage cupboard and shower room with WC.

Stairs rise to the first floor where a spacious L-shaped living room opens to a balcony with space for a small table and chairs from where you can enjoy the lovely views towards the sea.

This room naturally divides to provide an excellent area for comfortable seating and a separate space for a good sized dining table and chairs.

VIEWING BY APPOINTMENT ONLY

The adjacent kitchen has a range of quality fitted units, fitted with contrasting counter tops to two sides and there is a range of integrated appliances. A large window fills the room with light and a glass door provides access to the steps leading up to courtyard garden.

A new cloakroom/WC with storage space opens from the kitchen.

From the hall stairs rise to the second floor landing which is naturally illuminated by means of a sun pipe.

The principal bedroom is a lovely bright room that has a view to the front aspect and an en-suite shower room. Bedroom two also has views to the front whilst bedroom three overlooks the rear garden and has fitted wardrobes and currently works well as a dressing room.

A well-fitted family bathroom completes the accommodation at this level.

OUTSIDE

To the front on the house is an integrated garage providing parking, with visitor parking spaces available on the driveway.

From the kitchen steps turn and rise to the courtyard garden which enjoys a south/west aspect. The garden consists of a large, decked terrace and a border filled with some beautiful shrubs which provide colour and interest throughout the year.

Babbacombe Cliff is set in beautiful communal gardens where there is an area of lawn and pathways through the trees where tantalising views of the bay can be enjoyed whilst communal seating provide a comfortable place to enjoy the sea views and to perhaps socialise with fellow residents.

AREA

Located within a large, sheltered bay on the South Devon Coast, Torquay sits at the heart of the English Riviera where the stunning coastline is dotted with sandy beaches and coastal footpaths lead to hidden coves. From the harbour area the level seafront esplanade flows past the marina and around the bay where restaurants and bars dot the waterfront offering the opportunity to enjoy some fine local seafood. Once the sun sets, the enticing waterfront illuminations, al fresco dining, live music and theatre bring the harbour area alive.

Torquay offers a range of activities and year round events and is also blessed with a choice of land and water based sporting opportunities. The town has a good range of shops and galleries with further facilities located at two out of town shopping parks.

The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular sailing resort of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties are nearby including Agatha Christie's holiday home at Greenway.

COMMUNICATIONS

Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. The international airport at Exeter provides a gateway to destinations further afield.

SERVICES Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

CURRENT PROPERTY TAX BAND E (Payable Torbay Council 2024/2025 £2729.04)

MOBILE PHONE COVERAGE EE, Three, O2 and Vodafone (Estimated Ofcom Data) **BROADBAND** Standard (ADSL) (Estimated Ofcom Data)

CURRENT MAINTENANCE/LEASE TERMS £3004.74 per annum service charge plus £25.00 per annum ground rent. 999 year lease from 1/07/2001, lease expiry date 1/07/3000, remaining period 976 years.

GENERAL GUIDANCE Assured Shorthold Tenancies of a minimum of six months are permitted.

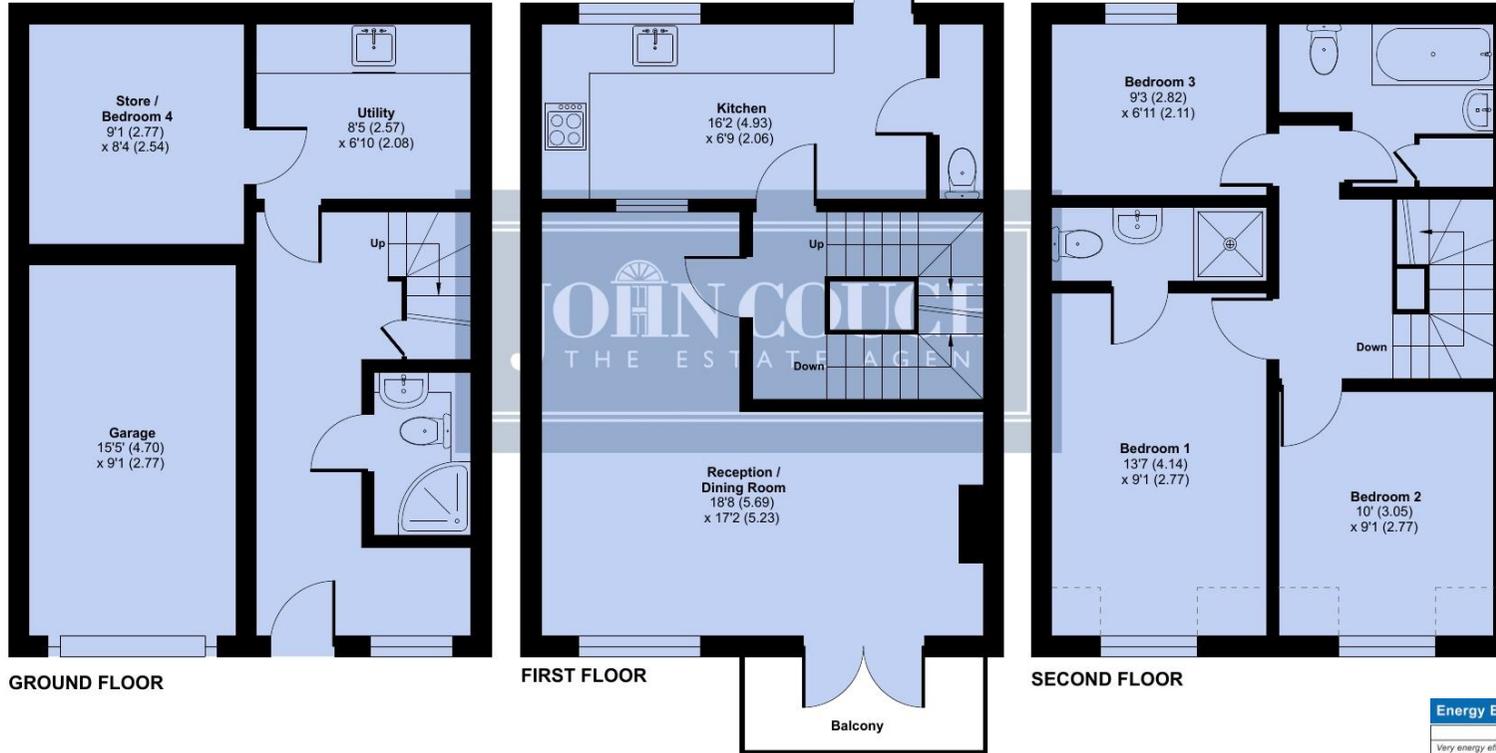




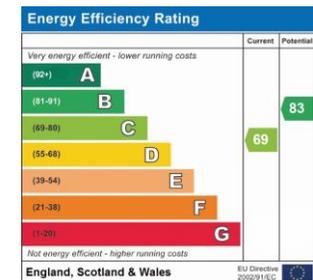


Denotes restricted head height

Approximate Area = 1193 sq ft / 110.8 sq m
 Limited Use Area(s) = 20 sq ft / 1.8 sq m
 Garage = 129 sq ft / 11.9 sq m
 Total = 1342 sq ft / 124.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for John Couch The Estate Agent. REF: 1151267



Whilst every effort has been made to ensure the accuracy of the floor plan 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.



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IMPORTANT - We would 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.