



100 Babbacombe Road, Torquay – TQ1 3SY  
£350,000

 **ABSOLUTE**  
SALES & LETTINGS





## 100 Babbacombe Road

Torquay

Exceptional late Victorian family home over three floors with beautifully upgraded interiors, six versatile rooms, an incredible loft room with dramatic Velux window, sunny courtyard with parking potential and no onward chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Substantial late Victorian family home
- Beautifully upgraded throughout
- Premium Rational easy-clean double glazed windows
- Four reception/bedroom options on the ground floor for flexible living
- Authentic cork flooring throughout the upper floors
- First floor rewired with stylish designer radiators
- Spectacular loft room with dramatic oversized Velux window
- Trinity Marine lighting creating a truly unique "wow" space
- Sunny courtyard with rear access and parking potential
- Offered for sale with no onward chain



Situated on the ever-popular Babbacombe Road, this home enjoys an enviable position just a short walk from the spectacular open spaces of Walls Hill and the iconic Babbacombe Downs, England's highest clifftop promenade. From here, breathtaking coastal walks along the South West Coast Path lead towards Oddicombe Beach, Anstey's Cove, Meadfoot Beach and Hope's Nose, offering some of the finest scenery on the English Riviera. The nearby villages of Babbacombe, St Marychurch and Wellswood provide an excellent selection of independent cafés, restaurants, traditional pubs, boutique shops, delicatessens and everyday conveniences, creating a wonderful sense of community whilst remaining within easy reach of Torquay town centre and its picturesque harbourside.

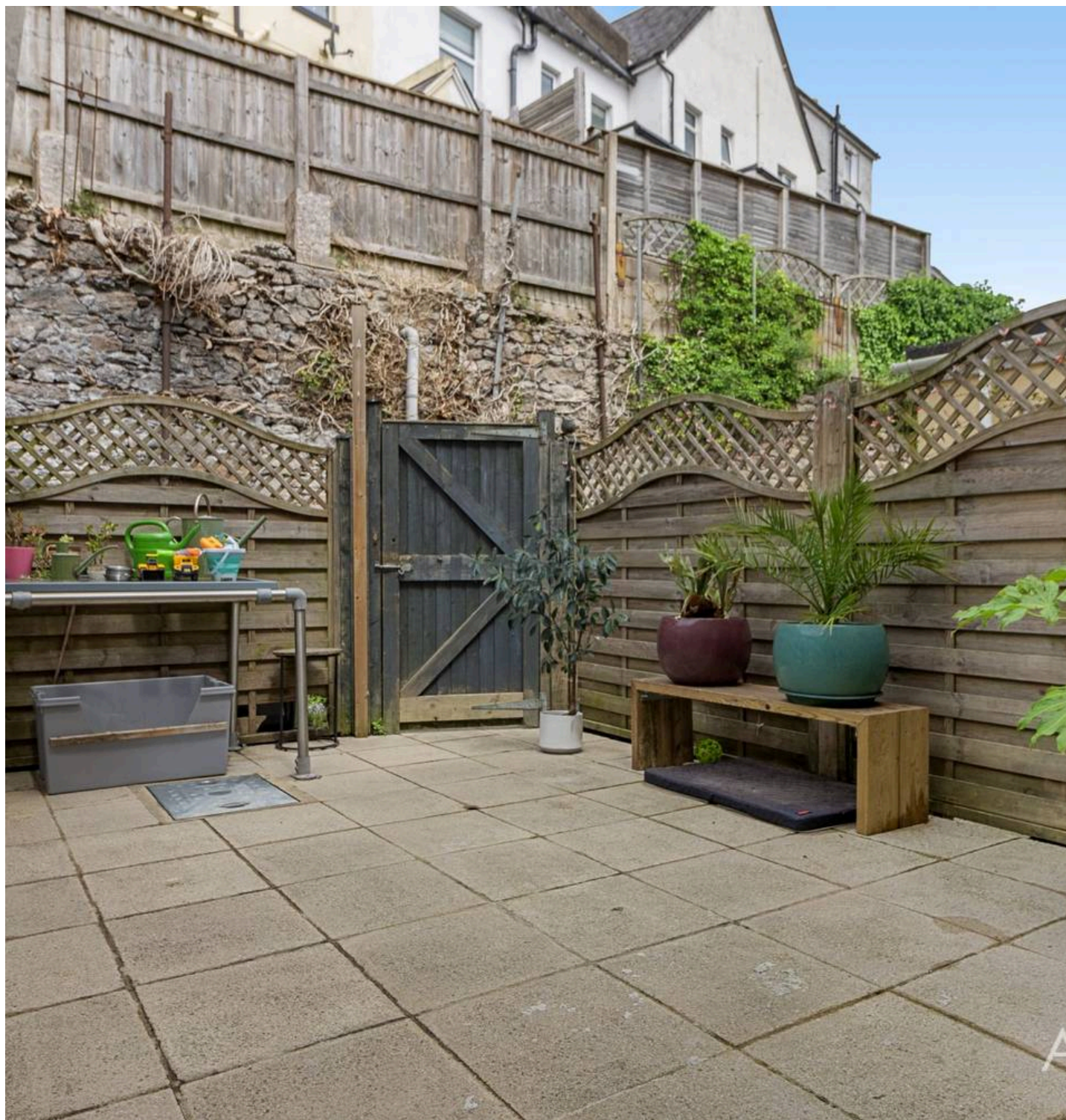
### **Absolute Sales & Lettings**

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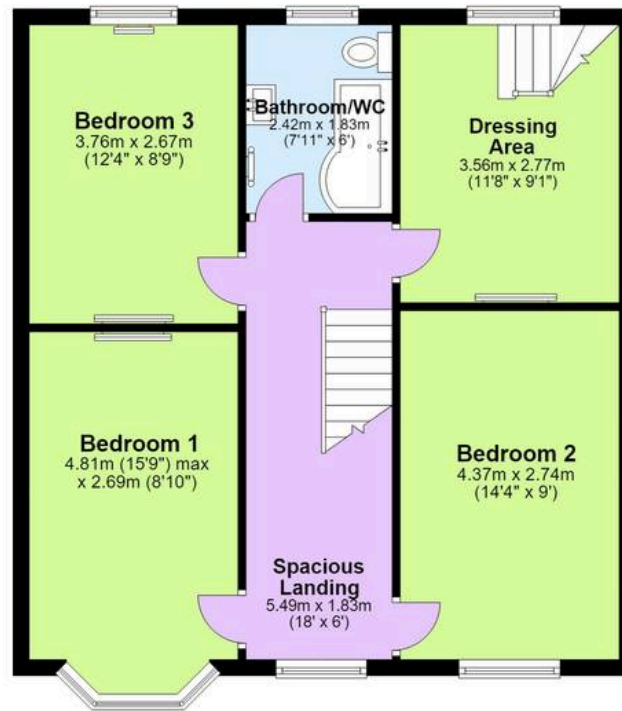
### Ground Floor

Approx. 74.8 sq. metres (805.5 sq. feet)



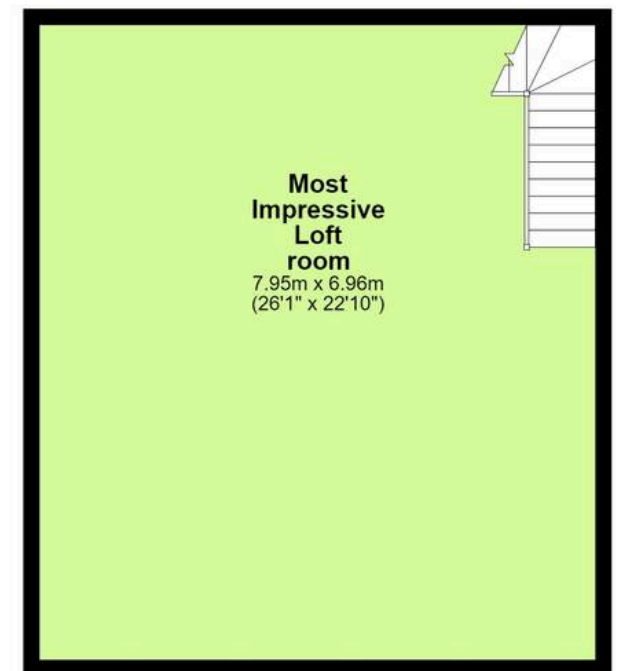
### First Floor

Approx. 59.8 sq. metres (643.7 sq. feet)



### Second Floor

Approx. 55.3 sq. metres (595.7 sq. feet)



Total area: approx. 190.0 sq. metres (2044.9 sq. feet)

Approx  
Plan produced using PlanUp.

