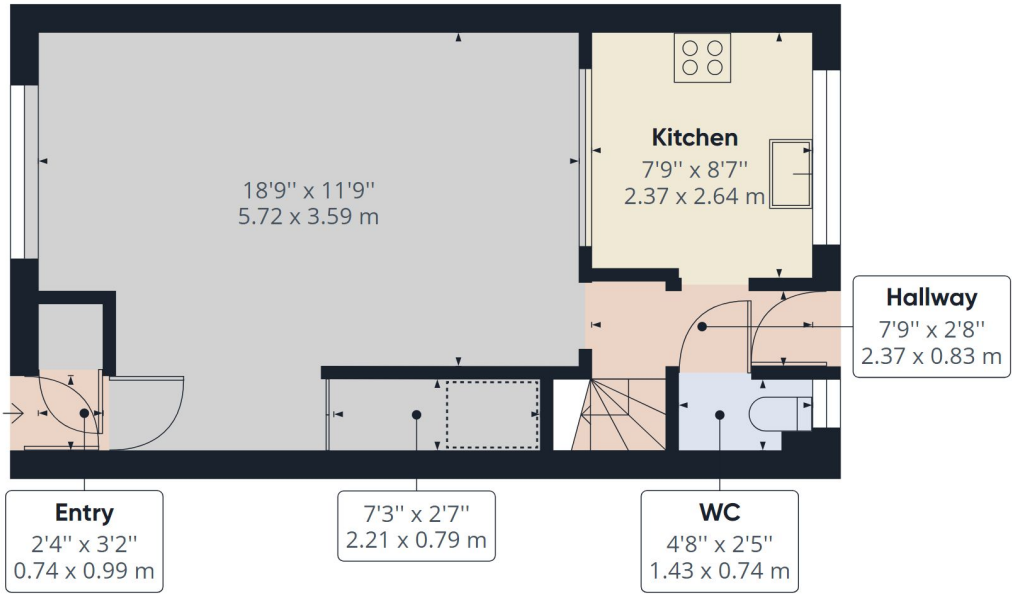




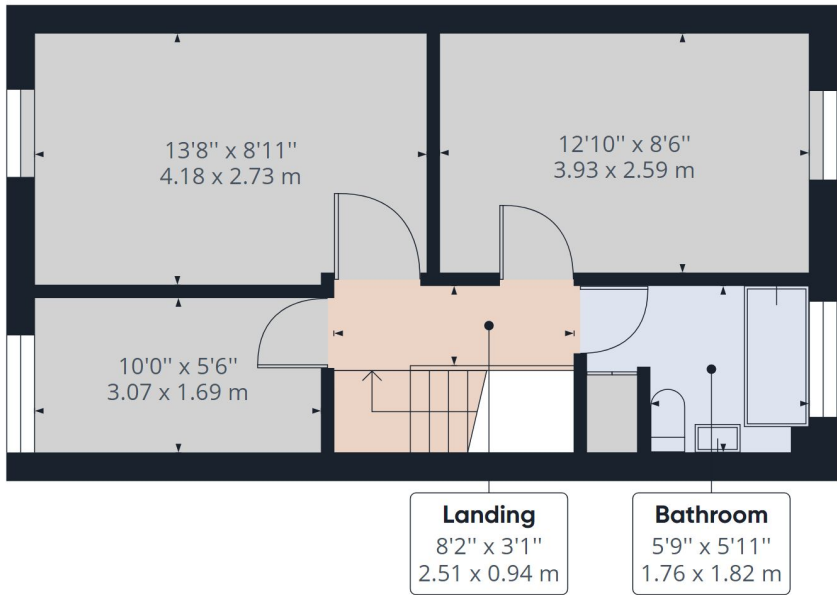
Ridgewater
Local • Independent • Experts

**3 Bedroom End Terrace House for Sale in Burn River Rise,
TORQUAY**
£245,000

FLOOR PLAN



Ground Floor



Floor 1

Approximate total area⁽¹⁾

757.58 ft²
70.38 m²

Reduced headroom

7.87 ft²
0.73 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

DESCRIPTION

An opportunity to purchase a Chain Free, three bedroom End of Terrace House in the sought after area of Shiphay. Situated in a quiet cul de sac position, the property is located close by to Shiphay Learning Academy, as well as the Grammar schools and Torbay Hospital.

The accommodation comprises Lounge, Kitchen and Downstairs Cloakroom on the ground floor, with 3 Bedrooms and Bathroom upstairs, enclosed Rear garden and a Garage in a block next to the house, with off road parking immediately in front.

Accommodation

Storm Porch to double glazed front door. **Entrance Porch** with cupboard housing meters. Door to

Lounge 18'9" x 11'9" (5.72m x 3.59m) Double glazed window to front, radiator. Understairs cupboard. 2 central light points. Obscure glazed hatch to kitchen. Laminate flooring.

Hallway with radiator, laminate flooring. Stairs to first floor. Double glazed door to back garden. Opening to

Kitchen 7'9" x 8'7" (2.37m x 2.64m) Fitted with a range of wall and floor units, worktop surfaces incorporating stainless steel sink unit with mixer tap. Space for oven. Wall mounted Baxi boiler. Tiled splash back and window cill under double glazed window looking into rear garden. Striplight lighting. Plumbing for washing machine. Laminate flooring. Obscure glazed hatch to lounge.

Downstairs Cloakroom Close couple W.C. Obscure double glazed window, radiator. Wood panelling to lower half of walls. Laminate flooring.

First Floor Landing Hatch to loft space.

Bedroom 1 13'8" x 8'11" (4.18m x 2.73m) Double. Large double glazed window to front. Radiator.

Bedroom 2 12'10" x 8'6" (3.93m x 2.59m) Double. Large double glazed window to rear. Radiator.

Bedroom 3 10'0" x 5'6" (3.07m x 1.69m) Single. High level double glazed window. Radiator.

Bathroom Fitted with a 3 piece suite comprising bath with shower over taps and shower screen, pedestal wash basin and W.C. Fitted mirror. Storage/airing cupboard.

Outside Front Path and 1 step down from pavement to Storm Porch. Small area of garden. **Rear Garden** 2 steps from back door down to decked terrace with pebbled area. Gate and steps down to further decked and astro turfed area. All enclosed by fencing.

EPC = C
Council Tax Band = C

Consumer Protection from Unfair Trading Regulations 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Please inform us of any particular requirements that are important to you prior to viewing.

PHOTOS





Paignton Office

Ridgewater Sales & Lettings

1 Manor Corner Preston TQ3 2JB

Tel: 01803 525 100

Web: www.ridgewater.co.uk

Email: enquiries@ridgewater.co.uk



Torquay Office

Ridgewater Sales & Lettings

79 Babbacombe Rd Torquay TQ1 3SR

Call: 01803 525 100

Web: www.ridgewater.co.uk

Email: enquiries@ridgewater.co.uk

Consumer Protection from Unfair Trading Regulations 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Please inform us of any particular requirements that are important to you prior to viewing.