



**Ridgewater**  
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**3 Bedroom End Terrace House for Sale in Burn River Rise,  
TORQUAY**

**£245,000**

# FLOOR PLAN



## DESCRIPTION

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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 sill 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

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## PHOTOS

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**Paignton Office**

Ridgewater Sales & Lettings  
1 Manor Corner Preston TQ3 2JB  
**Tel:** 01803 525 100  
**Web:** [www.ridgewater.co.uk](http://www.ridgewater.co.uk)  
**Email:** [enquiries@ridgewater.co.uk](mailto:enquiries@ridgewater.co.uk)

**Torquay Office**

Ridgewater Sales & Lettings  
79 Babbacombe Rd Torquay TQ1 3SR  
**Call:** 01803 525 100  
**Web:** [www.ridgewater.co.uk](http://www.ridgewater.co.uk)  
**Email:** [enquiries@ridgewater.co.uk](mailto:enquiries@ridgewater.co.uk)

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