



**Ridgewater**

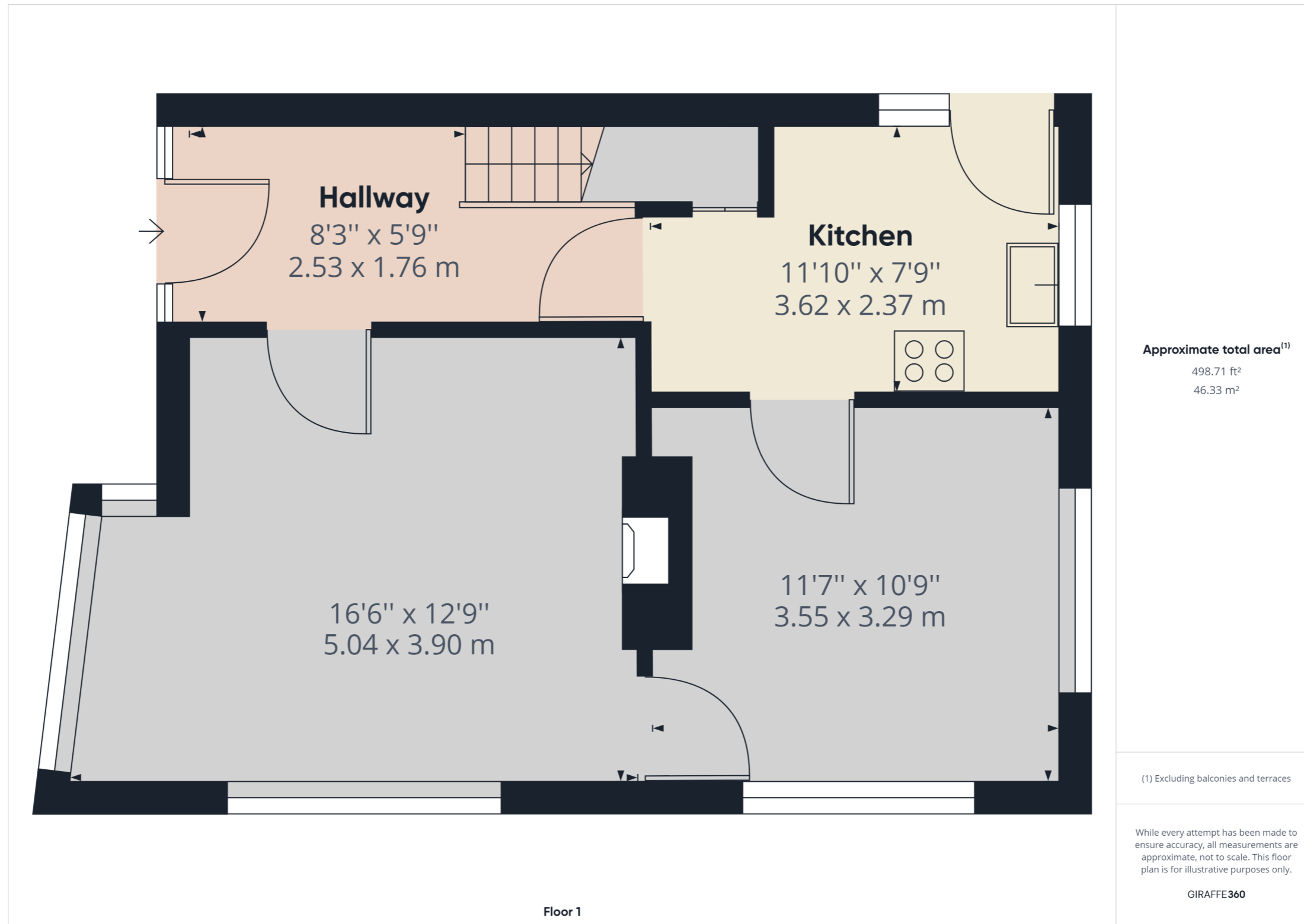
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**3 Bedroom Detached House for Sale in Shiphay Area,  
Torquay**

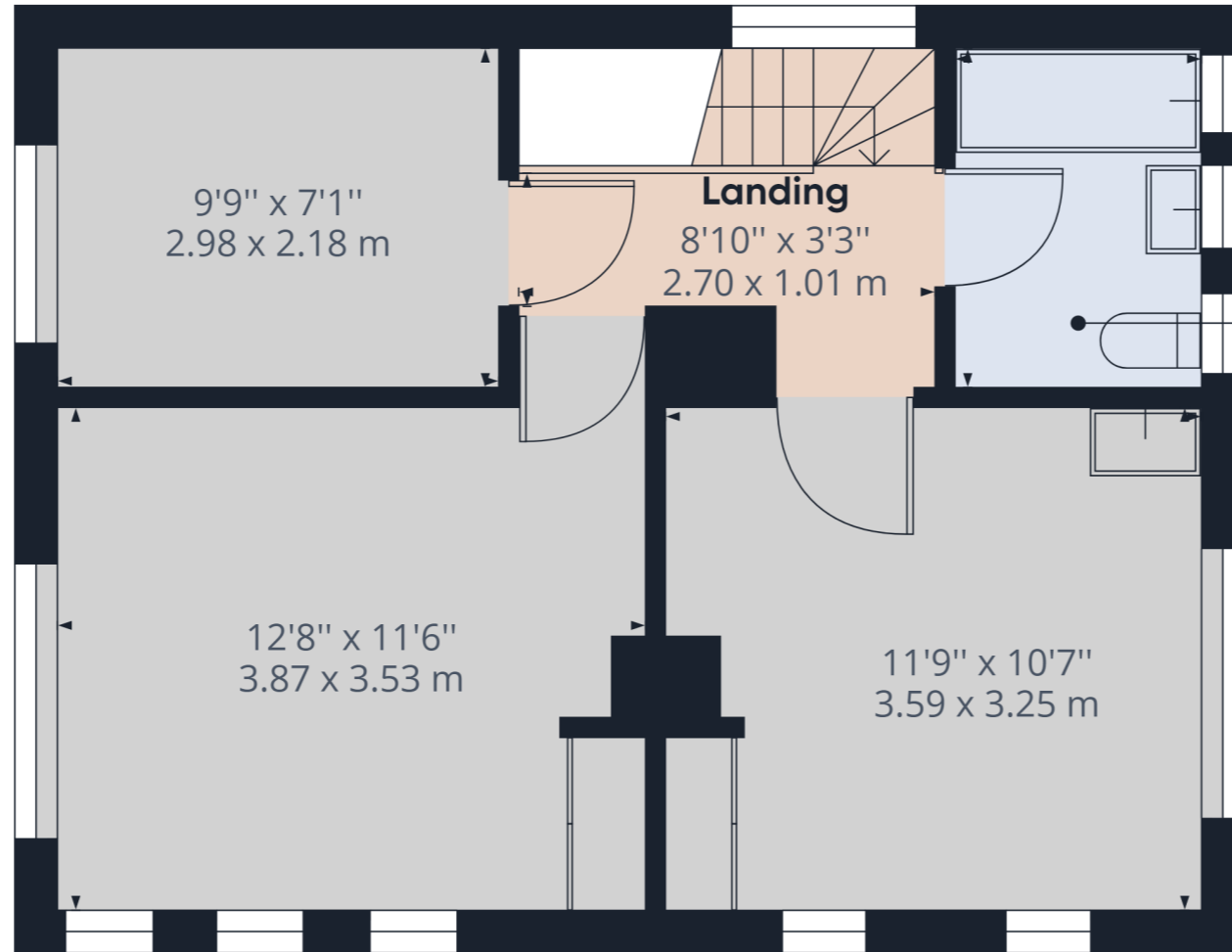
Guide Price £350,000



# FLOOR PLAN



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**Bathroom**  
5'7" x 7'11"  
1.72 x 2.43 m

**Approximate total area<sup>(1)</sup>**  
437.41 ft<sup>2</sup>  
40.64 m<sup>2</sup>

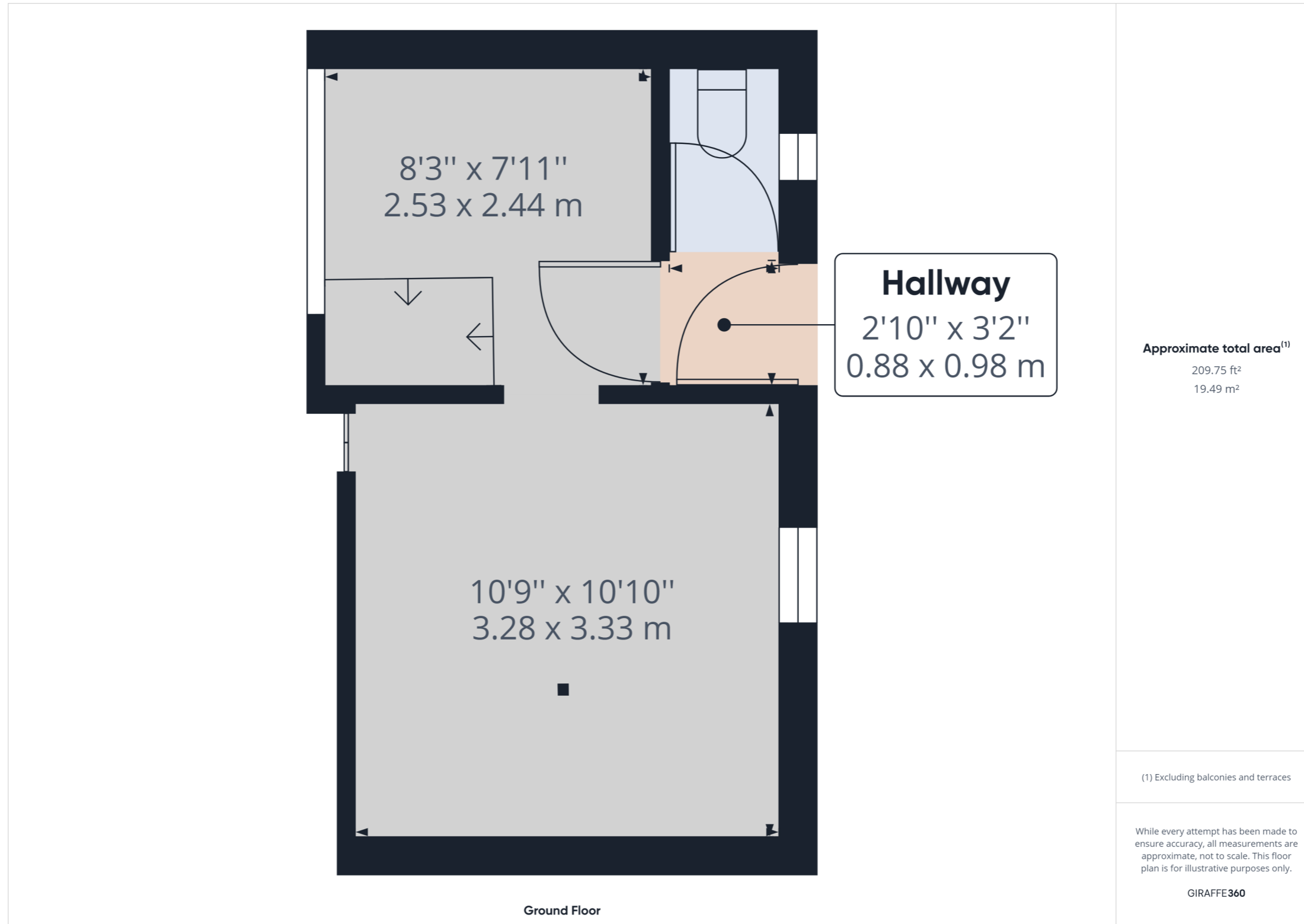
(1) Excluding balconies and terraces

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

GIRAFFE360

Floor 2

# FLOOR PLAN





# DESCRIPTION

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Of interest to builders and developers, this detached house stands in a large L shaped plot on the corner of Upper Cockington Lane and Frobisher Green.

The house now requires general updating and modernisation. The living accommodation is arranged on two floors with an additional lower ground floor/basement level providing utility and storage rooms.

There is a large former block built garage which has had the roof removed, behind which there was previously a conservatory connecting the garage to the house.

There are good sized gardens to both the front and rear being mainly lawn with wide shrub borders and small trees. The property can be approached via double gates from both Upper Cockington Lane and Frobisher Green.

Subject to obtaining any necessary planning permissions and consents, it is felt that the property may offer scope for possible extension to the size and shape of the plot.

The property is situated in a popular residential location, close to excellent local schools including primary schools and the Torquay Boys' and Girls' Grammar Schools and within walking distance of Torbay hospital. Cockington Valley is a short distance away. There are local shopping areas nearby and bus services operating to other areas of the town. There is good road access via the ring road to the neighbouring towns of Paignton and Brixham, while the South Devon Expressway gives good access to Newton Abbot and Exeter.

## Accommodation.

Obscure double glazed front door and side windows opening to the

**Wide Entrance Hall.** 8'3" x 5'9" (2.53m x 1.76m). Radiator. Valor gas convector heater. Wood effect flooring. Coved ceiling.

**Lounge.** 16'6" x 12'9" (5.04m x 3.90m). Large double glazed window to the front. Large double glazed window to the side. Chimney breast with a tiled fireplace and hearth with a coal effect gas fire. Radiator. Valor gas convector heater. Coved ceiling. Connecting door to the

**Dining Room.** 11'7" x 10'9" (3.55m x 3.29m). Double glazed window with an open outlook to the rear gardens and surrounding area. Double glazed window to the side. Alcove with shelving. Coved ceiling. Radiator. Connecting door to the

**Kitchen.** 11'10" x 7' 9" (3.62m x 2.37m). Double glazed window to the rear. Window and part glazed door to the side. Range of oak style units comprising floor base cupboards and drawers with work top areas and a stainless steel sink unit. Tiled surrounds. Four ring gas hob. Electric double oven. Electric wall fire. Fluorescent light. Under stairs cupboard with the electric consumer box. Radiator.

Stairs from the hall lead up to the **First Floor.**

**Landing.** Double glazed window with a tree lined view to the side. Built in airing cupboard with a radiator and shelving. Access to the loft space. Coved ceiling.

**Bedroom 1.** 12'8" x 11'6" (3.87m x 3.53m). Wide double glazed window to the front. Three small double glazed windows to the side. Fitted double wardrobe. Coved ceiling. Radiator.

**Bedroom 2.** 11'9" x 10'7" (3.59m x 3.25m). Wide double glazed window to the rear giving views over the rear garden and surrounding area towards the Grammar School playing fields. Two small double glazed windows to the side. Fitted double wardrobe. Wash basin in a vanity unit. Coved ceiling. Radiator.

**Bedroom 3.** 9'9" x 7'1" (2.98m x 2.18m). Double glazed window to the front. Coved ceiling. Wall shelving. Radiator.

**Bathroom/WC.** 7'11" x 5'7" (2.43m x 1.72m). Three obscure double glazed windows. Coloured suite comprising a panelled bath with a shower attachment. Pedestal wash basin. Close couple WC. Electric wall fire. Mirror fronted cabinet. Radiator.

**Lower Ground Floor/Basement** approached via a door from the rear garden.

**Entrance Lobby.** Doors to

**Separate WC** with a high level cistern. Cold water tap. Small window.

**Utility Room.** 8'3" x 7'11" (2.53m x 2.44m). Stainless steel sink unit and worktop with plumbing below for a washing machine. Fluorescent light and electric points. Door

to

**Storeroom.** 10'10" x 10'9" 3.33m x 3.28m). Window to the rear. Potterton gas fired boiler, Fitted storage cupboards.

### **Outside.**

The property stands in a large corner plot enclosed by walls, fencing and screened from the roadside by wide shrub borders. The plot is arranged in a L-shape giving good sized garden areas to both the front and rear.

Subject to obtaining any necessary planning permissions and consents, it is felt that the property offers scope for possible extension due to the size and shape of the plot.

Double gates from Upper Cockington Lane open to a long tarmac driveway with a paved turning area and leading to the **Large Former Garage**, block built with wooden double doors to the front and a personal door to the rear. The garage has no roof.

Between the garage and connecting to the house there was previously a conservatory which has now been removed.

Double gates open from Frobisher Green to a sloping concrete driveway/path.

**To the front and side of the property** is a good sized, mainly lawn garden with wide borders containing a wealth of shrubs and small trees. Pathways to either side of the house lead to the rear.

**Good size rear garden** which widens out at the lower end with a paved pathway, wide flower and shrub borders and a former lawn area. The garden contains various flowers, shrubs and trees and is enclosed by wooden fencing.

Council Tax Band D (£2132.74 2023/24).

Energy Performance Rating Band- D.

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# PHOTOS

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