



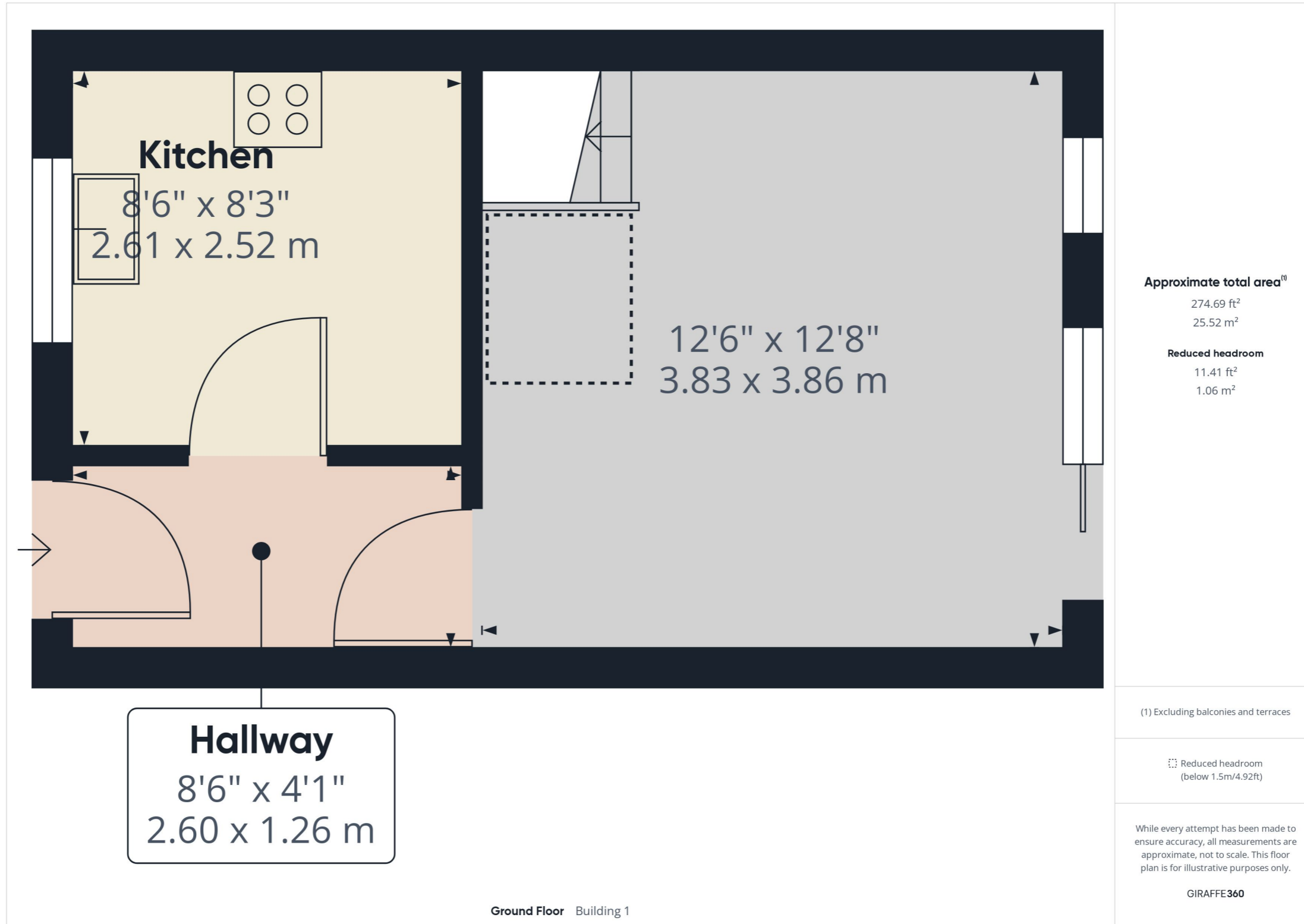
**Ridgewater**

Local • Independent • Experts

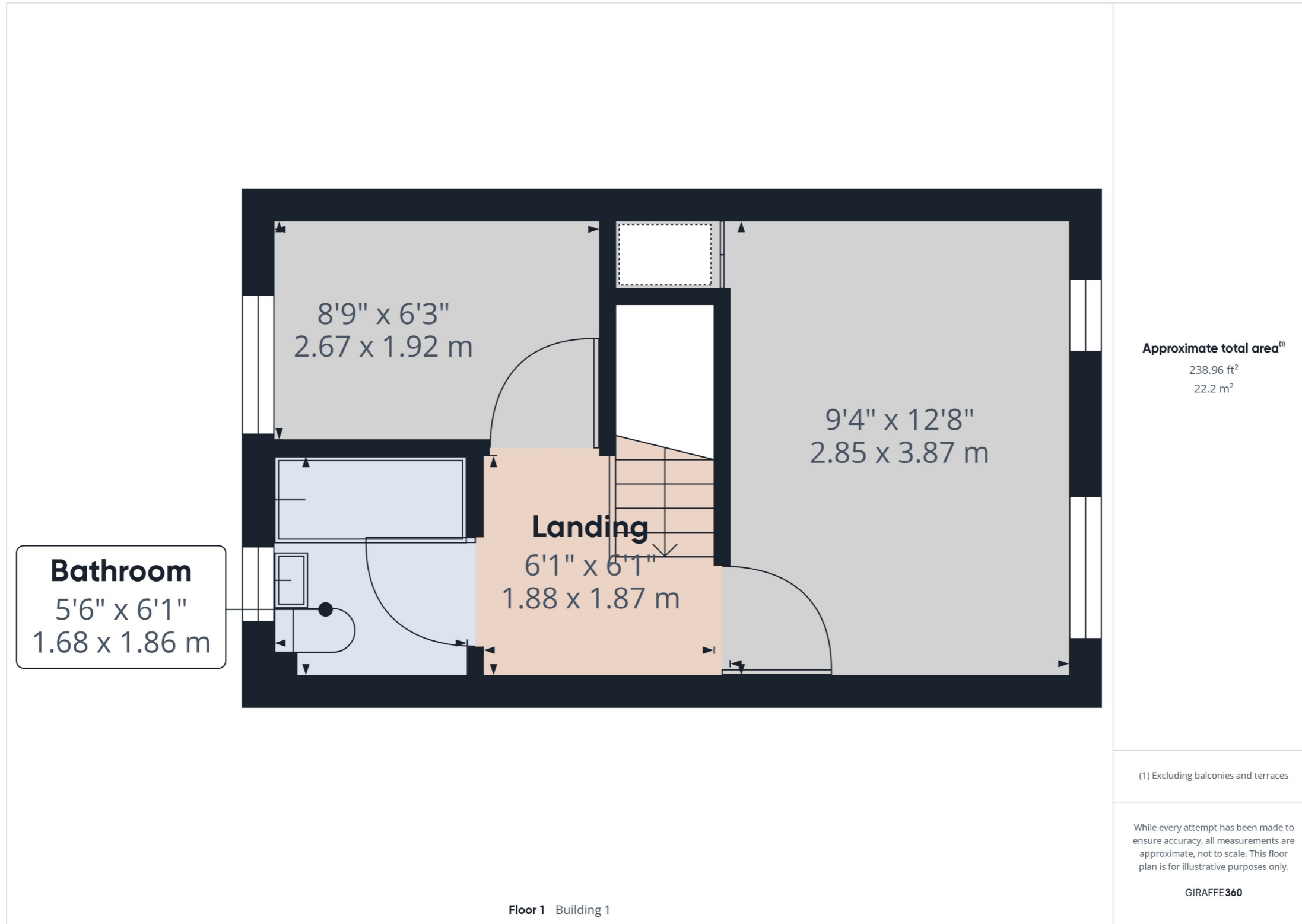
**2 Bedroom Terraced House for Sale in Glebeland Way,  
Torquay**

Offers in Excess £218,000

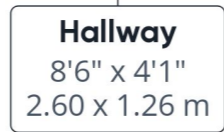
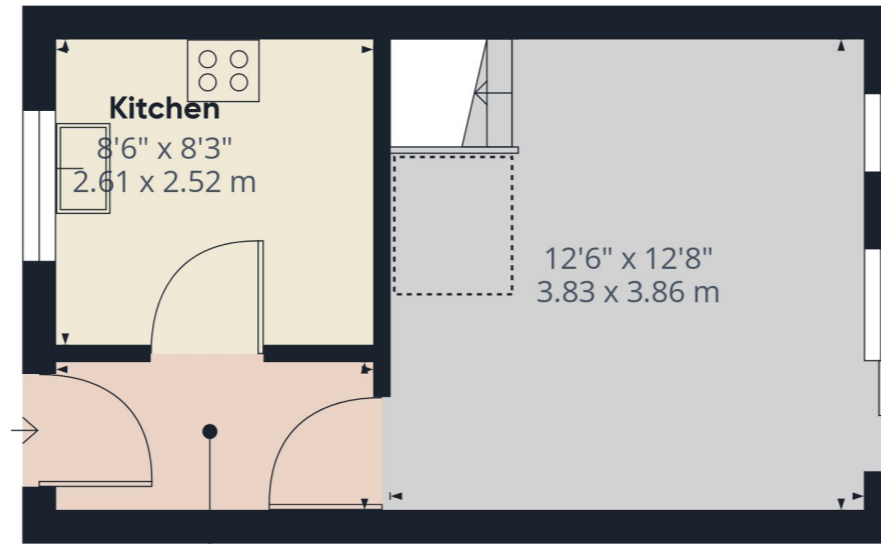
# FLOOR PLAN



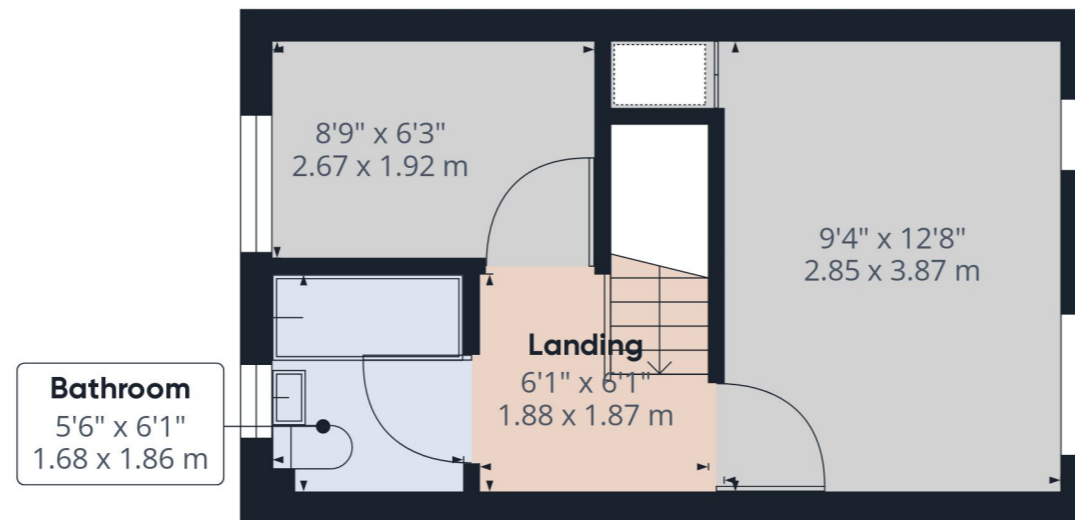
# FLOOR PLAN



# FLOOR PLAN



Ground Floor Building 1



Floor 1 Building 1


**Approximate total area<sup>(1)</sup>**

513.65 ft<sup>2</sup>  
47.72 m<sup>2</sup>

**Reduced headroom**

11.41 ft<sup>2</sup>  
1.06 m<sup>2</sup>

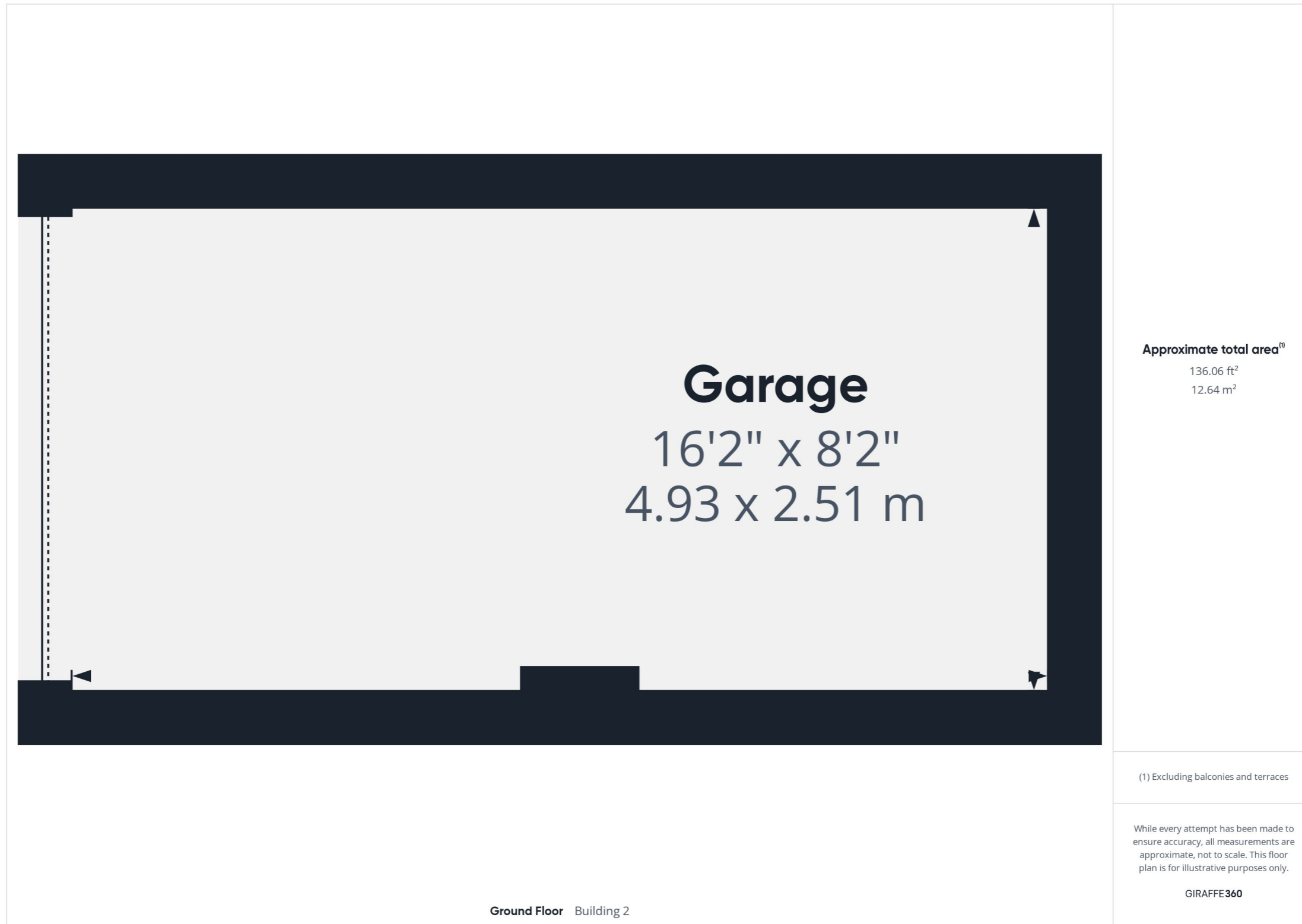
(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

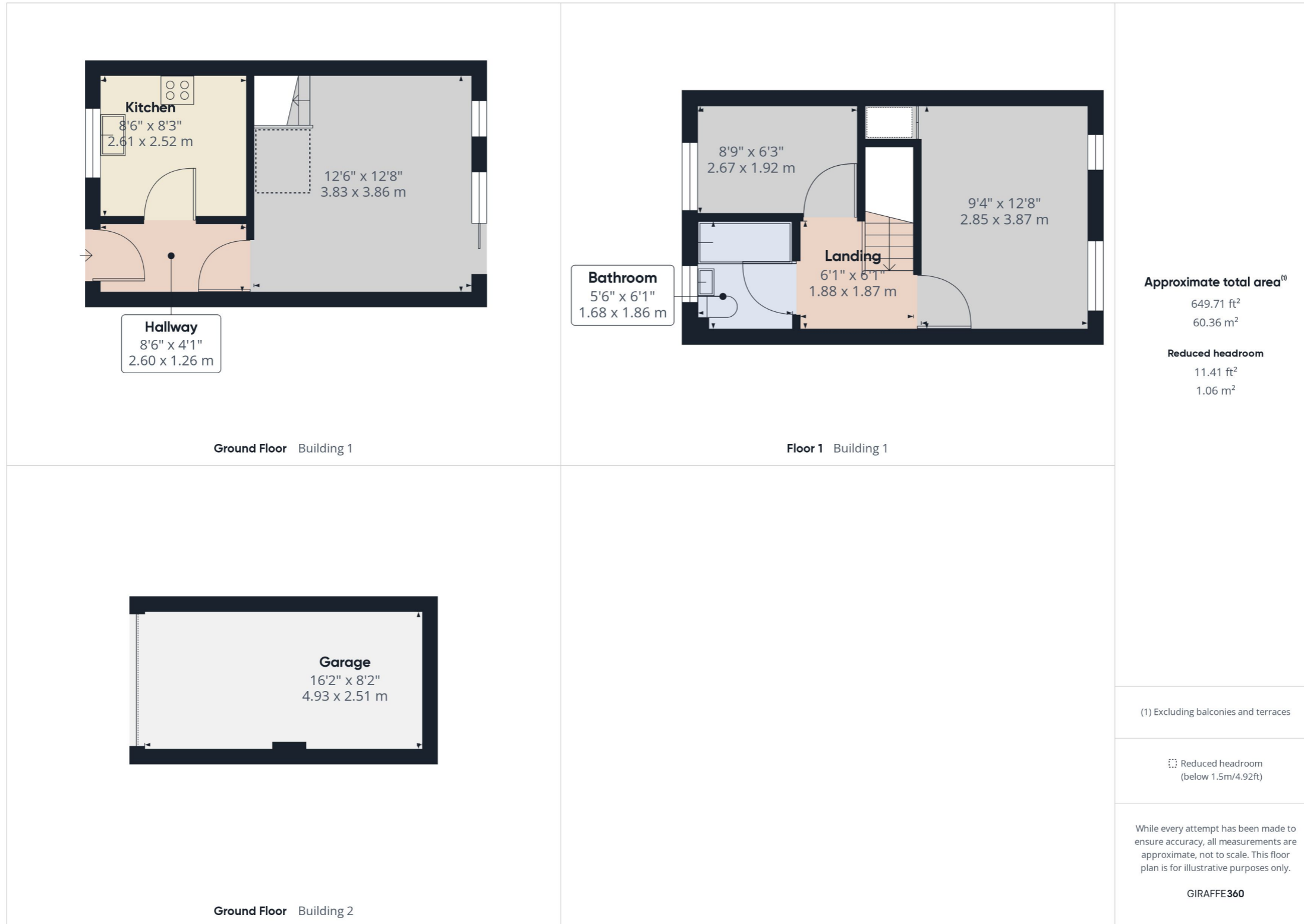
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

# FLOOR PLAN



# FLOOR PLAN



# DESCRIPTION

## Chain Free Terrace House in Sought-After Shiphay, Torquay

Located in the highly desirable area of Shiphay in Torquay, this chain-free terrace house has two bedrooms, a lounge/diner, kitchen, and bathroom, this property provides an exciting opportunity for personalisation to create your dream home.

### Prime Location

The property enjoys a prime location on Torquay's renowned English Riviera. Residents benefit from a wide range of high-quality retailers located in the nearby Willows Wren Retail Park. Additionally, the area boasts top-rated schools and a nearby hospital, enhancing the property's family-friendly appeal.

### Excellent Connectivity

The South Devon Highway provides seamless access to Paignton, Newton Abbot, Brixham, and Exeter, all within a half-hour drive. The proposed Edginswell rail station, a testament to community collaboration, promises enhanced connectivity, combining ease of access and convenience for future residents.

### Ground Floor

#### Entrance Hall:

Upon entering through the main entrance, you are welcomed into an inner hallway. This area houses the consumer unit and provides access to both the kitchen and lounge.

#### Kitchen: 8' 6" x 8' 3" ( 2.63m x 2.52m )

The kitchen is equipped with a coordinated selection of wall and base units along with drawers, complemented by a roll-edge work surface. It features a single bowl stainless steel sink unit paired with a mixer tap. Additionally, there's a space for and electric cooker. This space also offers designated areas for a washing machine and fridge/freezer. A double-glazed window to the front brightens the area. A wall mounted boiler supplies the hot water and central heating.

#### Lounge/Diner: 12' 8" max x 12' 6" max ( 3.86m max x 3.83m max )

The lounge/diner features a window and sliding patio doors opening to the rear garden. Furthermore, it includes stairs ascending to the first floor and is equipped with a radiator.

### First Floor

#### Landing:

Upon ascending to the first floor landing, an access hatch to the loft space is provided.

#### Bedroom One: 12' 8" x 9' 4" ( 3.87m x 2.85m )

A spacious double room with rear-facing windows and an over stairs airing cupboard and a radiator.

#### Bedroom Two: 8' 9" x 6' 3" ( 2.67m x 1.92m )

A single room with a front-facing window and a radiator.

#### Bathroom: 6'1" x 5'6" (1.86m x 1.68m)

The first floor is completed by a three-piece white suite bathroom, consisting of a panelled bath with an electric shower, a low-level WC, and a pedestal wash basin. This bathroom also includes a double-glazed window to the front and a radiator.

### Outside

#### Front Garden:

The front garden is predominantly laid to lawn, adorned with mature shrubs and a designated bin store.

#### The rear garden

Offers a patio and lawned area a gate with pedestrian access to the garage in the block.

#### Garage in block 16'2" x 8'2" (4.93m x 2.51m)

#### Council Tax Band: B (Torbay Council)

**Tenure: Freehold**

**EPC B**

This well-presented property is perfect for family living and comes highly recommended for internal viewing. Don't miss out on the opportunity to make this delightful house your new home!

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](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)

**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.