



5

7 REDAVON RISE
TORQUAY TQ2 7RF

H S Owen
Estate Agents

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A well presented two bedroom house located in the popular residential area of Shiphay. The property comprises of an entrance porch, large living room, kitchen, two bedrooms (of which the master is a very good sized double) and bathroom. The current owners have taken great care in decorating the property to ensure a pleasant living space which is ready to move straight in to.

Entrance Porch

Side elevation double glazed door. Cupboard with access to electric meters.

Living Room 16' 6" x 12' 4" (5.03m x 3.76m)

Front elevation double glazed window. Stairs to first floor. Wall mounted radiator. Fitted desk.

Kitchen/Dining room 11' 3" x 12' 3" (3.43m x 3.73m)

Fitted kitchen with wall and base units. Rear elevation double glazed door. Rear elevation double glazed window. Sink with drainer.

First Floor Landing

Bedroom One 13' 5" x 12' 3" (4.09m x 3.73m)

Front elevation double glazed window. Wall mounted radiator. Cupboard.

Bedroom Two 11' 6" x 6' 11" (3.50m x 2.11m)

Rear elevation double glazed window. Wall mounted radiator.

Bathroom

Low level WC. Wash hand basin. Bath with shower over. Rear elevation double glazed window.







General

Services:

All mains services are believed to be connected to the property.

Local Authority:

Council Tax:

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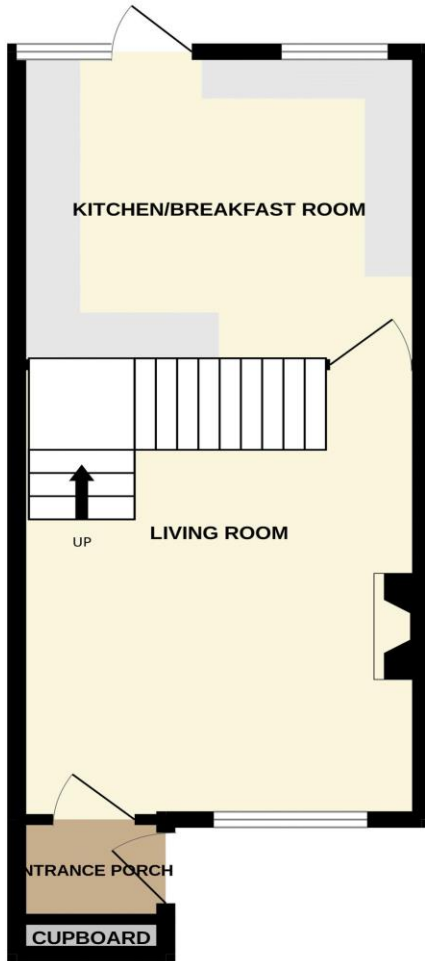
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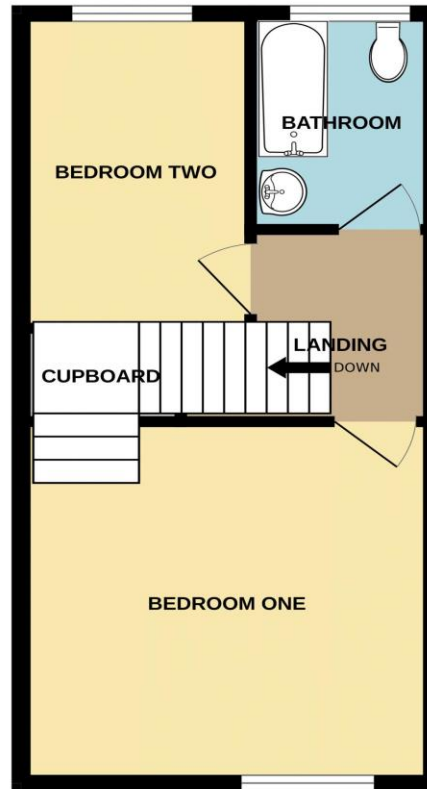


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GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.

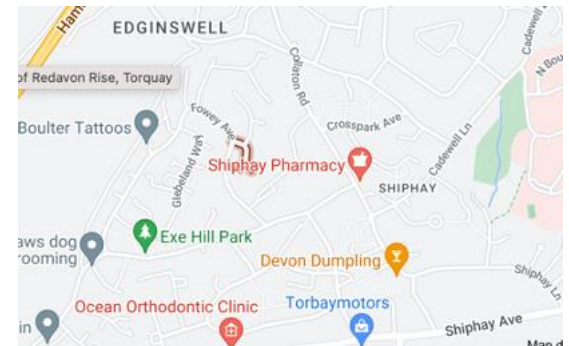


1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 716 sq.ft. (66.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.