



13 Redavon Rise, Torquay – TQ2 7RF

Offers Over £220,000





## 13 Redavon Rise

Torquay, Torquay

Well-presented semi-detached home in Shiphay with driveway, garage, landscaped garden and elevated terrace. Ideal for first-time buyers or young families.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Well presented semi-detached home
- Popular Shiphay location
- Driveway parking for two vehicles
- Attached garage with utility area
- Landscaped tiered rear garden
- Elevated terrace with glass balustrade
- Spacious lounge with fireplace
- Modern kitchen dining room
- Two double bedrooms



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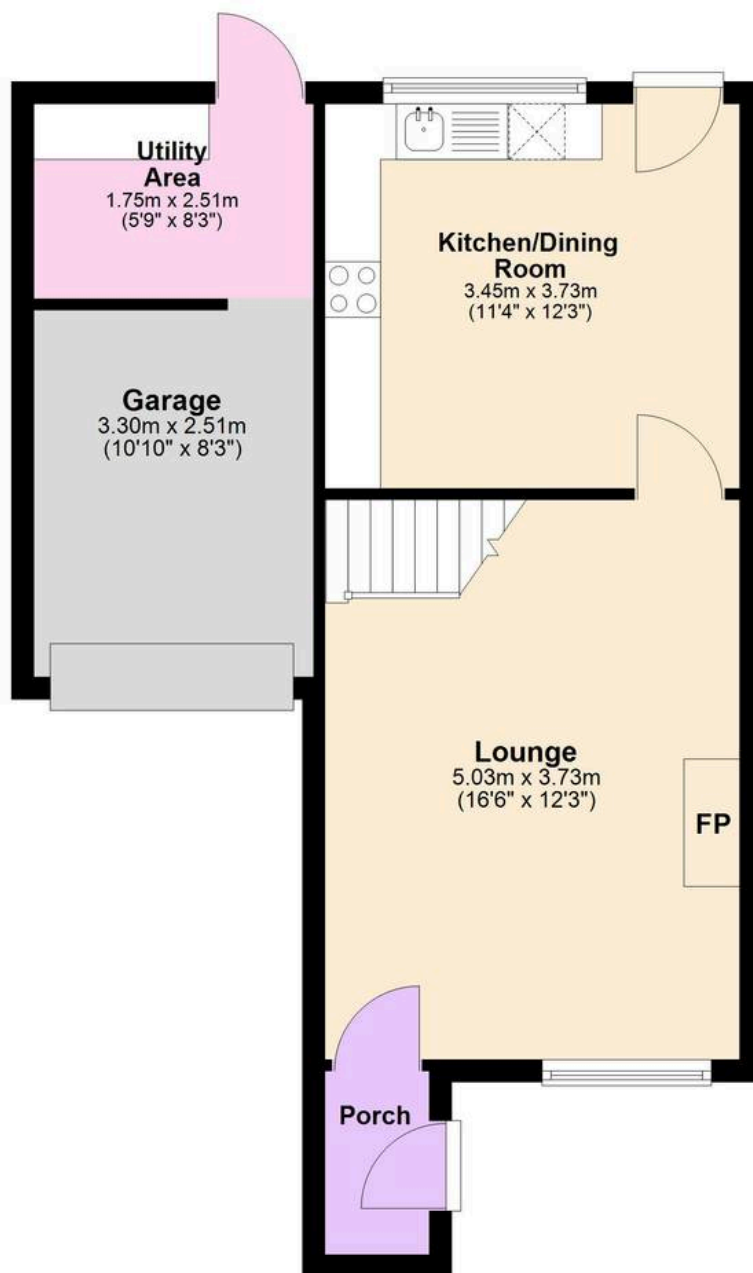
Shiphay continues to be one of Torquay's most practical and well-connected residential areas, particularly favoured by families due to its access to highly regarded schools, green space and everyday amenities. The property sits within easy reach of Torquay Boys' Grammar School and Torquay Girls' Grammar School, both well-respected selective schools, along with a number of primary options locally, making this an excellent base for families with children of all ages. For outdoor space, the area offers a variety of nearby parks, playing fields and dog-friendly green areas, contributing to its strong community feel and appeal for families. The nearby Cockington Country Park provides extensive open parkland, woodland walks and cycle routes, while the wider area connects easily to the South West Coast Path, offering some of the best coastal walking routes in the region. Shiphay also benefits from excellent everyday convenience. Local shops, takeaways and convenience stores are within easy reach, while The Willows retail park offers a wider selection including supermarkets, Marks & Spencer, Boots and Next, catering for all day-to-day needs. From a commuter perspective, the property is particularly well positioned. Torbay Hospital is within close proximity, and the area provides straightforward access onto the A380, linking quickly to Newton Abbot, Exeter and the M5 for those travelling further afield.



ABS

## Ground Floor

Approx. 47.1 sq. metres (506.7 sq. feet)



## First Floor

Approx. 32.0 sq. metres (344.8 sq. feet)



Total area: approx. 79.1 sq. metres (851.5 sq. feet)