



40 Burn River Rise, Torquay – TQ2 7RH  
£250,000

 **ABSOLUTE**  
SALES & LETTINGS







## 40 Burn River Rise

Torquay, Torquay

3-Bed Detached in Shiphay | No Chain | Big Garden & Elevated Views | Garage + Drive  
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Detached 1980's family home in popular Shiphay
- Priced to reflect updating required – strong scope to add value
- No onward chain and the property is now vacant
- Three bedrooms: two doubles plus an ample single
- Full-length lounge/dining room with excellent potential
- Separate kitchen with rear garden access
- Bathroom plus separate WC
- Integral garage with internal access
- Block paved driveway parking for two
- Large rear garden with raised terrace and elevated outlook





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Torquay, Torquay

Shiphay remains a go-to spot for families and professionals alike, thanks to the convenience of nearby schooling and amenities. The property sits well for Torbay Hospital, the area's well-regarded primary and secondary schools, and it's also a strong choice for buyers wanting access to Torquay Grammar Schools. Day-to-day shopping is close at The Willows, and the position works well for commuting routes in and out of Torquay.

## Absolute Sales & Lettings

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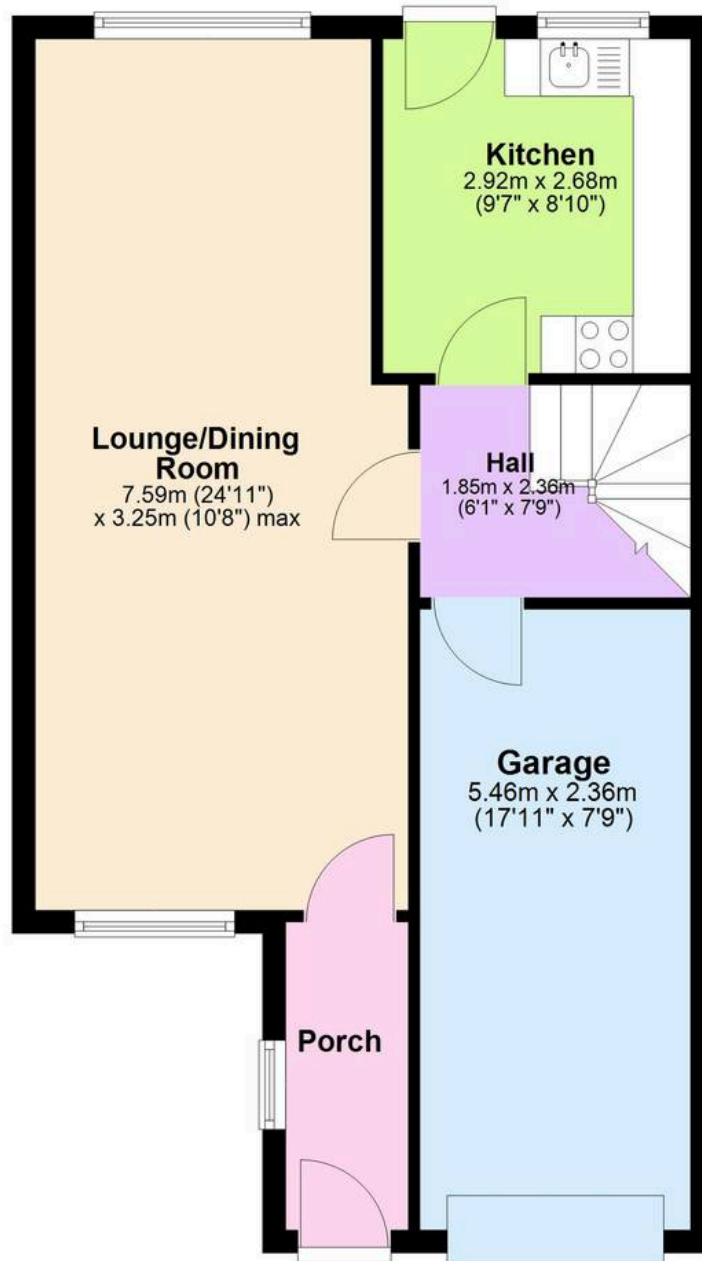
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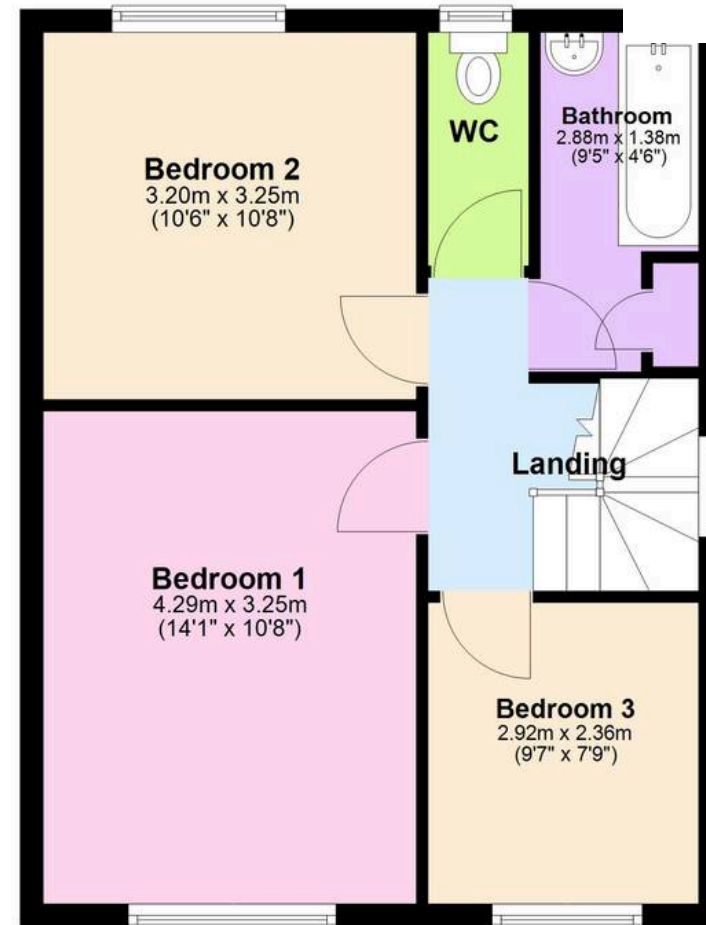
## Ground Floor

Approx. 53.3 sq. metres (574.1 sq. feet)



## First Floor

Approx. 44.0 sq. metres (473.2 sq. feet)



Total area: approx. 97.3 sq. metres (1047.3 sq. feet)