

The Accommodation

- ENTRANCE HALL
- CLOAKROOM/W.C.
- MASTER SUITE WITH EN-SUITE SHOWER ROOM/W.C.
- 3 FURTHER DOUBLE BEDROOMS
- LARGE KITCHEN
- DINING/FAMILY ROOM OPEN PLAN TO CONSERVATORY
- LUXURY BATHROOM
- LOUNGE
- STUDY/BEDROOM 5
- DOUBLE GARAGE WITH ELECTRIC UP AND OVER DOOR
- DRIVEWAY PARKING FOR UP TO 4 VEHICLES
- REAR LANDSCAPED GARDENS
- RAISED DECKING/SITTING OUT AREA
- 2 OUT-BUILDINGS IDEAL FOR STORAGE
- OPEN RURAL VIEWS OVER THE SURROUNDING AREA
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- NEWLY REFURBISHED THROUGHOUT.



A superior 5 bedroom, 2 bathroom, double bay fronted modernised and refurbished detached bungalow situated in this rural setting of Maidencombe.

Description

A magnificent modernised and completely refurbished 5 bedroom, 2 bathroom double bay fronted detached bungalow situated on the outskirts of Torquay in this rural setting of Torquay in Maidencombe. Close to local beaches and the quaint village of Stokeinteignhead.

The property has undergone a full programme of upgrading and re-building works to now comprise a large double garage to the front with an electric up and over door, there are 4 double bedrooms with a master en-suite as well as a new family bathroom.

A lovely new open plan kitchen/breakfast room, ideal for family living with modern built-in appliances comprising dishwasher and a gas hob with double electric fan assisted ovens, recess and plinth lighting and quality soft-closing units. This opens to a lovely conservatory facing onto the rear with bi-folding double glazed doors to the decking area.



In addition there is new gas central heating off a new "Ideal Logic" boiler, double glazing throughout and in addition is spectacular vaulted lounge to the rear where the rooms to this side enjoy a far reaching rural outlook over the surrounding area of open fields towards Bishopsteignton.

On the lower ground floor is a study/bedroom 5 which opens onto the rear garden. A newly decked patio area is accessed from the dining area and lounge down to the garden.

The rear garden offers a high degree of privacy where outhouses provide suitable storage area's and potential for the keen gardener to grow various fruit and vegetables or to relax, enjoy and simply take in the breathtaking views and tranquility and benefit from this newly landscaped area.

Tenure: Freehold

Council Tax - Band G.



Energy Performance Certificate



Ashnicol, Gabwell Hill, Maidencombe, TORQUAY, TQ1 4TW

Dwelling type: Detached bungalow
Date of assessment: 07 September 2016
Date of certificate: 08 September 2016

Reference number: 0538-0061-7271-0816-6900
Type of assessment: RdSAP, existing dwelling
Total floor area: 174 m²

Use this document to:
• Compare current ratings of properties to see which properties are more energy efficient
• Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 3,159

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 297 over 3 years	£ 297 over 3 years	
Heating	£ 2,541 over 3 years	£ 2,541 over 3 years	
Hot Water	£ 321 over 3 years	£ 321 over 3 years	Not applicable
Totals	£ 3,159	£ 3,159	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

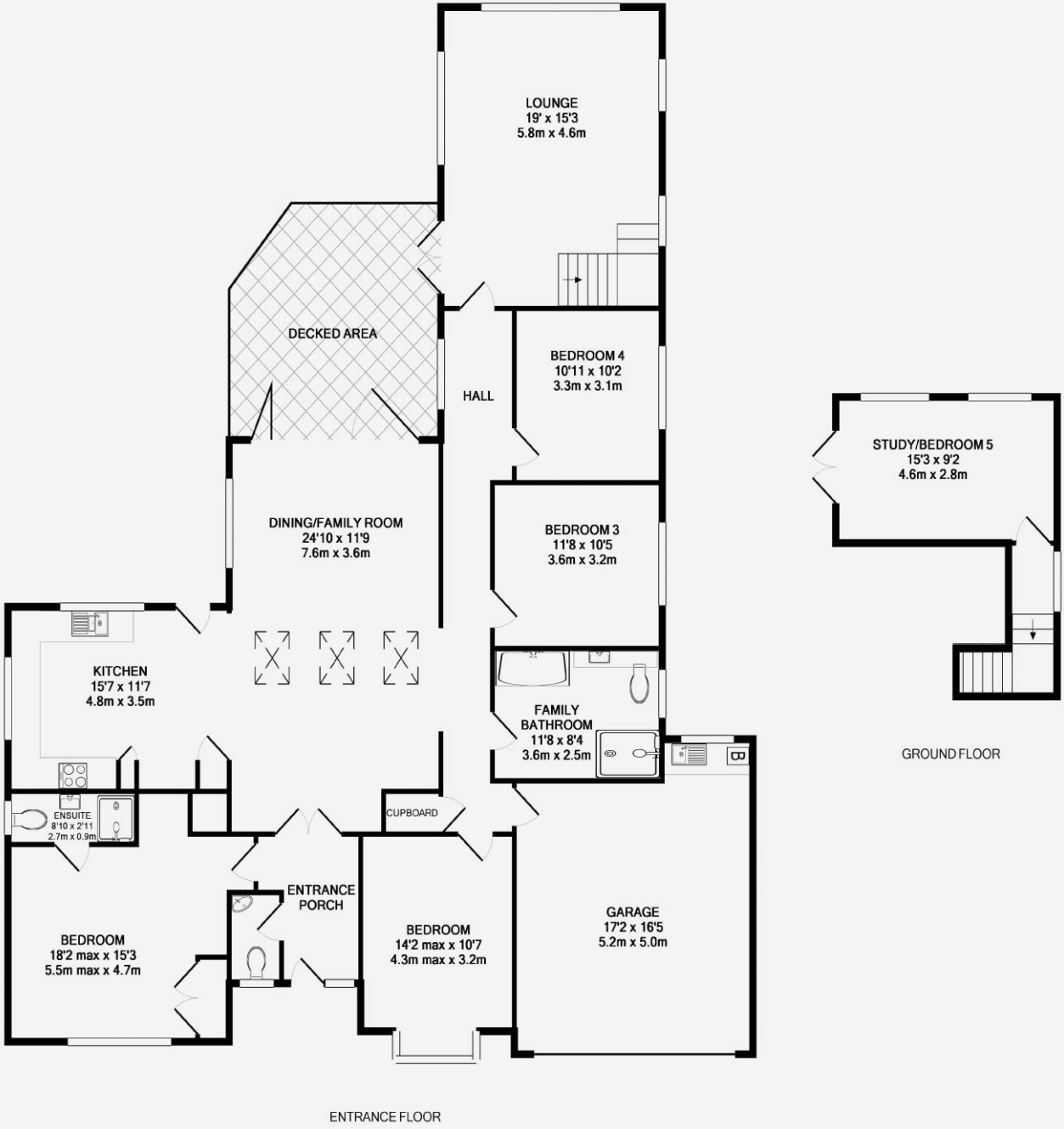
Current	Potential
77	78

The graph shows the current energy efficiency of your home.
The higher the rating the lower your fuel bills are likely to be.
The potential rating shows the effect of undertaking the recommendations on page 3.
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 927	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



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WOODS
BRYCE BAKER

Ashnicol, Gabwell Hill, Maidencombe, Torquay, Devon, TQ1 4TW

Ref: DCS3754

01803 315770

£575,000

woodshomes.co.uk