

The Accommodation

- ENTRANCE PORCH
- HALL
- LOUNGE/DINING ROOM
- KITCHEN/BREAKFAST ROOM WITH BUILT-IN APPLIANCES
- 2 GROUND FLOOR BEDROOMS (1 WITH EN-SUITE SHOWER ROOM/W.C.)
- SEPARATE BATH/SHOWER ROOM/W.C.
- FIRST FLOOR BEDROOM WITH EN-SUITE SHOWER ROOM/W.C.
- LARGE GARDENS
- DETACHED LARGE GARAGE WITH REAR UTILITY ROOM/STORE.
- DRIVEWAY PARKING FOR 4 VEHICLES
- PANORAMIC SEA AND COASTAL VIEWS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- RURAL LOCATION.



Brief Description

A modernised and well-presented 3 double bedroom and 3 bathroom detached bungalow, situated on the outskirts of Torquay in this rural hamlet of Maidencombe, close to local beaches and the quaint villages of Stokeinteighhead and Shaldon.

The property which has been in the same ownership for over 40 years comprises gas central heating, double glazing, 2 ground floor double bedrooms both with double aspect views with 1 having an en-suite. There is a separate family bathroom and a kitchen/breakfast room with built in appliances including dishwasher, gas hob, double oven, washing machine and fridge/freezer.

Formerly 2 rooms is now a large lounge and dining room with living flame gas fire and four double glazed windows enjoying a double aspect and the breathtaking views over the surrounding area with the sea and coast at the bottom of the valley.

On the first floor is an additional double bedroom with en-suite shower room.

Outside: The bungalow stands on a good sized plot with driveway parking for 4 vehicles to the front of a detached garage.

A Secluded 3 Double Bedroom and 3 Bathroom Detached Bungalow, Situated in a Rural Location with Lovely Uninterrupted Sea and Coastal Views.



There are well landscaped gardens on all 4 sides, offering scope to extend, subject to obtaining any necessary planning consents. The garden is majority laid to lawn with flower borders and a raised patio area to the front ideal for sitting out and enjoying the extensive views.

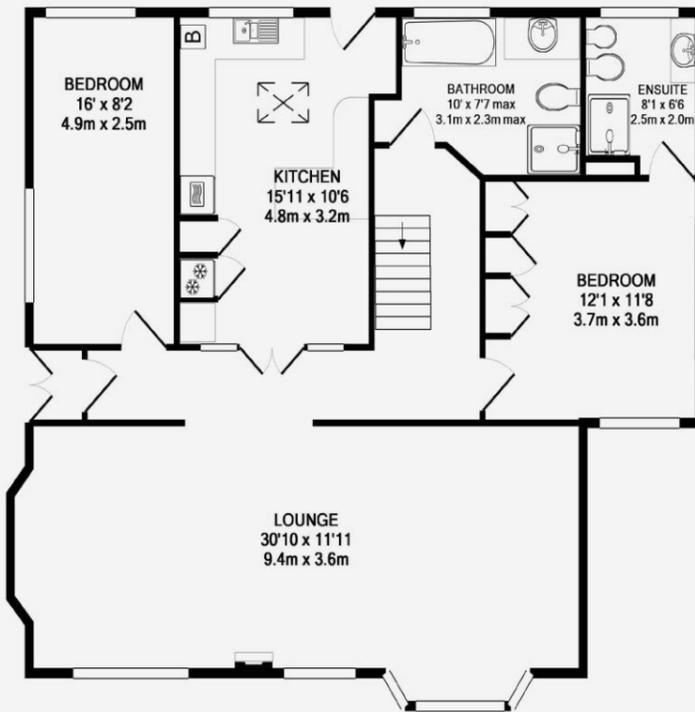
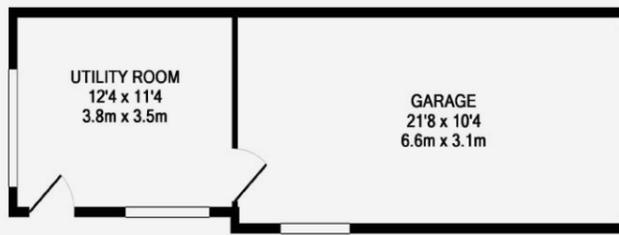
There is a footpath to the front with steps leading down to Ashley Priors Lane. There is also a garden shed, outside taps and outside electric sockets.

Directions: Off Teignmouth Road before Maidencombe House there is a lane on the same side, to the right coming from Torquay, proceed up the lane to the end and Godetia is immediately in front of you. This is the rear access and the front can be approached directly from Ashley Priors Lane. Agents Note: 2 of the 3 bathrooms are in the process of being updated and replaced by the current owners at their expense.

Agents Note: The property has mains electric, gas and water and there is private drainage on a septic tank.

Council Tax: Band E





GROUND FLOOR

1ST FLOOR

Made with Metropix ©2017

Energy Performance Certificate HM Government

Godetia, Ashley Priors Lane, TORQUAY, TQ1 4SE

Dwelling type: Detached bungalow
Date of assessment: 01 June 2017
Date of certificate: 01 June 2017

Reference number: 8493-7126-8880-2279-3302
Type of assessment: RdSAP, existing dwelling
Total floor area: 130 m²

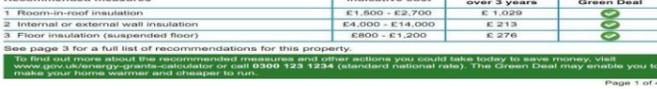
Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures.

Estimated energy costs of dwelling for 3 years:	£ 4,629
Over 3 years you could save:	£ 2,085

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 360 over 3 years	£ 228 over 3 years	You could save £ 2,085 over 3 years
Heating	£ 3,861 over 3 years	£ 2,094 over 3 years	
Hot Water	£ 378 over 3 years	£ 225 over 3 years	
Totals	£ 4,629	£ 2,548	

Energy Efficiency Rating



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 Room-in-roof insulation	£1,500 - £2,700	£ 1,029	
2 Internal or external wall insulation	£4,000 - £14,000	£ 213	
3 Floor insulation (suspended floor)	£800 - £1,200	£ 276	

Notice These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



**WOODS
BRYCE BAKER**

Ref: DCS3825
01803 315770

Godetia, Ashley Priors Lane, Maidencombe, Torquay, Devon, TQ1 4SE
£575,000 Freehold
woodshomes.co.uk