

## The Accommodation

- ENTRANCE HALLWAY
- LOUNGE AND SLIDING DOORS TO DINING ROOM
- KITCHEN
- DOWNSTAIRS CLOAKROOM/W.C.
- 4 BEDROOMS
- FAMILY BATHROOM
- WARM AIR HEATING
- DOUBLE GLAZING
- SEA VIEWS
- IN NEED OF MODERNISATION
- CHAIN FREE.



## Brief Description

This 4 bedroom detached family house is situated in the popular area of Livermead, close to the local Primary School, the shops in Roundhill Road and on the bus route that takes you into Torquay Town Centre & the Harbourside.

The property benefits from stunning sea views across the Bay towards Paignton & Brixham and is in need of modernisation.

The accommodation comprises entrance hall with stairs rising to the first floor, cloakroom/W.C, under stairs storage cupboard and cupboard housing the warm air heating system.

The kitchen has a range of cupboards with space for a cooker, fridge/freezer and plumbing for a washing machine. Hatch to Dining Room. There is a door that leads to the rear garden and the window overlooks the garden with sea views towards Paignton, Brixham & Berry Head.

The lounge has a floor to ceiling window overlooking the front garden and sliding doors to the dining room which has a large picture window with sea views across the bay to Preston, Paignton & Brixham.

*A 4 Bedroom Detached Family Home with Sea Views, Situated in the Popular Residential Area of Livermead. The Property is in Need of Modernisation.*



On the first floor there are 4 bedrooms, 2 with stunning sea views across the bay to Berry Head. The family bathroom consists of a coloured suite with panelled bath and shower above. Low level W.C. and pedestal wash hand basin.

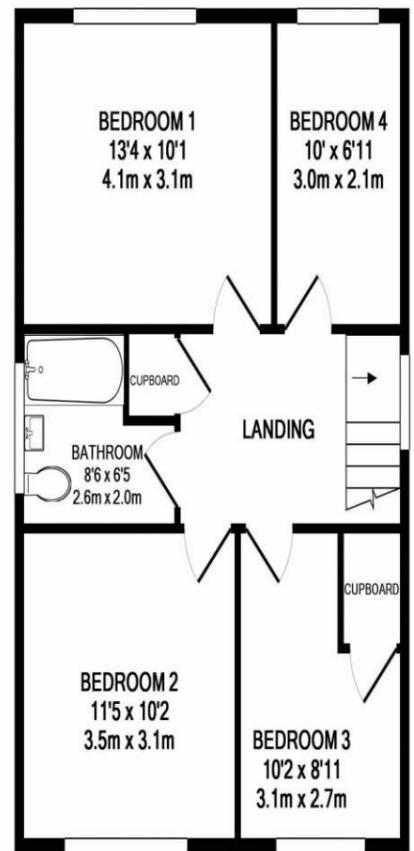
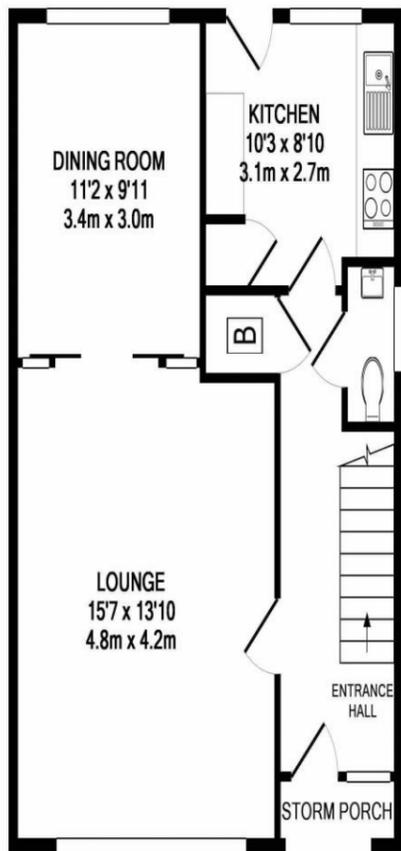
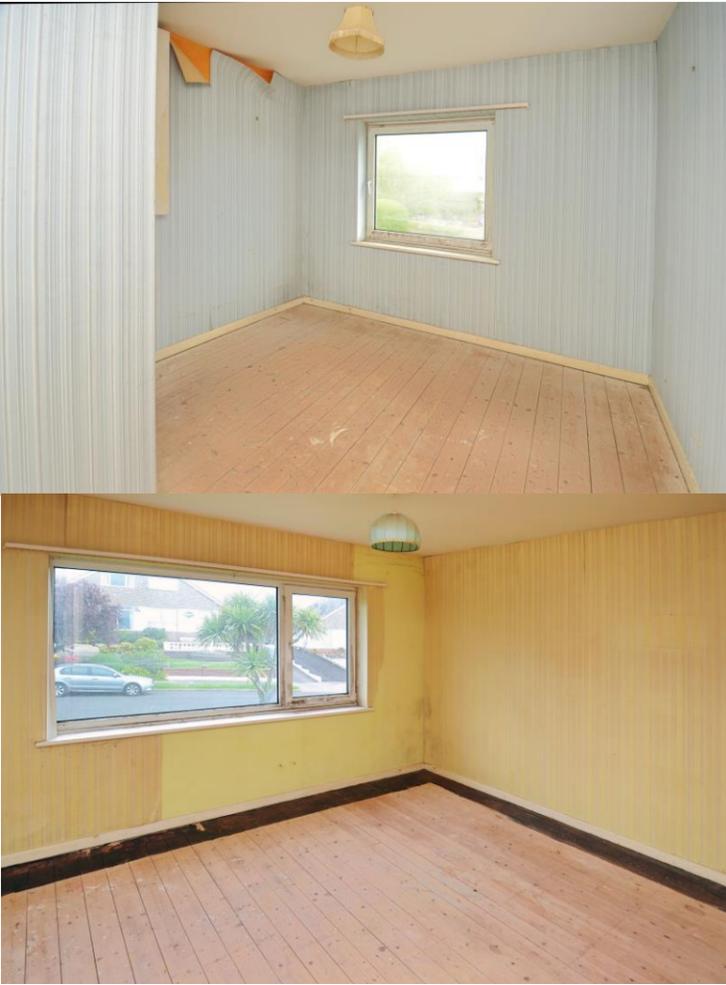
OUTSIDE: To the rear of the property, steps lead from the kitchen to a level lawn enclosed by fencing & mature shrubs & trees. There are limited sea views from the garden.

A gate to one side leads to the driveway and garage and to the other side is a pathway leading to the front garden.

To the front of the property is a large lawn area with hedging & shrubs. The driveway has space for 2/3 cars leading to the single garage with up and over door. To the side of the property is a wrought iron gate which leads to the rear garden.

Council Tax: Band E





| Energy Performance Certificate  |                      |  |                           |
|---|----------------------|--|---------------------------|
| HM Government   |                      |  |                           |
| 66, Broadpark Road, TORQUAY, TQ2 6UJ  |                      |  |                           |
| Dwelling type:  | Detached house       | Reference number:  | 8193-7625-5530-9181-4302  |
| Date of assessment:   | 09 May 2017          | Type of assessment:  | RdSAP, existing dwelling  |
| Date of certificate:  | 10 May 2017          | Total floor area:  | 101 m <sup>2</sup>        |
| 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:   |                      | £ 4,374  |                           |
| Over 3 years you could save:  |                      | £ 1,935  |                           |
| Estimated energy costs of this home   |                      |  |                           |
|   | Current costs        | Potential costs  | Potential future savings  |
| Lighting  | £ 265 over 3 years   | £ 192 over 3 years   | £ 77 over 3 years         |
| Heating   | £ 3,045 over 3 years | £ 1,731 over 3 years   | £ 1,314 over 3 years      |
| Hot Water   | £ 1,044 over 3 years | £ 516 over 3 years   | £ 528 over 3 years        |
| Totals  | £ 4,374              | £ 2,439  | £ 1,935                   |
| These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.             |                      |  |                           |
| Energy Efficiency Rating  |                      |  |                           |
|   |                      | <p>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). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p> |                           |
| 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 Cavity wall insulation  | £500 - £1,500        | £ 82   | Yes                       |
| 2 Floor insulation (suspended floor)  | £800 - £1,200        | £ 189  | Yes                       |
| 3 Low energy lighting for all fixed outlets   | £30                  | £ 78   | Yes                       |
| See page 3 for a full list of recommendations for this property.  |                      |  |                           |
| To find out more about the recommended measures, or other actions you could take today to save money, visit <a href="http://www.gov.uk/energy-efficiency">www.gov.uk/energy-efficiency</a> , or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run. |                      |  |                           |

GROUND FLOOR

1ST FLOOR

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**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: DWC0242  
01803 605093

66 Broadpark Road, Livermead, Torquay, Devon, TQ2 6UJ

£329,950 Freehold

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