

## 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 Stokeinteignhead 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 Agents Note: 2 of the 3 bathrooms are in the process of being updated and replaced by the current owners at their expense.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







Energy Performance Certificate

Godetia, Ashley Priors Lane, TORQUAY, TQ1 4SE

Reference number: 8493-7126-5880-2279-3902

Dwelling type: Detached bungalow

Type of assessment: RdSAP, existing dwelling

Date of assessment: 01 June 2017

Date of certificate: 01 June 2017

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	£ 225 over 3 years	<div>You could save £ 2,085 over 3 years</div>
Heating	£ 3,861 over 3 years	£ 2,094 over 3 years	
Hot Water	£ 378 over 3 years	£ 225 over 3 years	
Totals	£ 4,629	£ 2,544	

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

Very energy efficient - lower running costs

(92-101) A

(85-91) B

(82-84) C

(79-81) D

(76-80) E

(73-75) F

(71-72) G

(69-70) H

(67-68) I

(65-66) J

(63-64) K

(61-62) L

(59-60) M

(57-58) N

(55-56) O

(53-54) P

(51-52) Q

(49-50) R

(47-48) S

(45-46) T

(43-44) U

(41-42) V

(39-40) W

(37-38) X

(35-36) Y

(33-34) Z

(31-32) AA

(29-30) AB

(27-28) AC

(25-26) AD

(23-24) AE

(21-22) AF

(19-20) AG

(17-18) AH

(15-16) AI

(13-14) AJ

(11-12) AK

(9-10) AL

(7-8) AM

(5-6) AN

(3-4) AO

(1-2) AP

(0) AQ

Current

Potential

63

80

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.

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	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-efficiency-calculator](http://www.gov.uk/energy-efficiency-calculator) 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**

Godetia, Ashley Priors Lane, Maidencombe, Torquay, Devon, TQ1 4SE  
Ref: DCS3825  
**£575,000 Freehold**  
**01803 315770**  
**woodshomes.co.uk**