

The Accommodation

- HALL
- LOUNGE
- DINING ROOM
- KITCHEN/BREAKFAST ROOM/UTILITY ROOM
- GROUND FLOOR CLOAKROOM/W.C.
- GROUND FLOOR SHOWER ROOM
- 3 BEDROOMS (2 WITH BUILT-IN FURNITURE)
- BATH AND SHOWER ROOM/W.C.
- FRONT & REAR GARDENS
- DRIVEWAY PARKING FOR SEVERAL VEHICLES
- LARGE GARAGE WITH ELECTRIC UP & OVER DOOR
- GAS CENTRAL HEATING
- DOUBLE GLAZING.



A Modernised and Very Well Presented 3 Bedroom, 2 Bathroom Semi-Detached Family Home with a Large Garage, Driveway Parking and Enclosed Gardens.

Brief Description

A newly modernised 3 bedroom 1930's semi-detached bay fronted family home, offered for sale with no onward chain.

The house has undergone an extensive programme of updating and modernisation over the last 2 years with a newly fitted modern kitchen and breakfast room providing all built-in appliances including an electric induction hob, electric oven, dishwasher, fridge, freezer, washing machine & tumble dryer. An extension provides a useful utility room.

There is gas central heating throughout as well as 2 new electric feature fires in both reception rooms. Double glazed windows throughout with French patio doors from the dining room and kitchen to the rear garden.

The property benefits from a new double shower room with wash basin on the ground floor as well as a cloakroom/W.C.

On the first floor there are 3 double bedrooms, 2 with built-in bedroom furniture and a newly fitted bath and shower room with W.C.



Both reception rooms and the 2 main bedrooms all have built-in flat screen tv's to the chimney breasts.

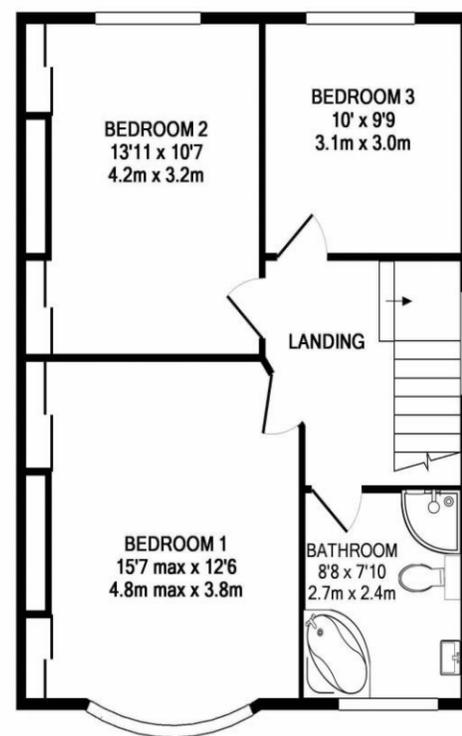
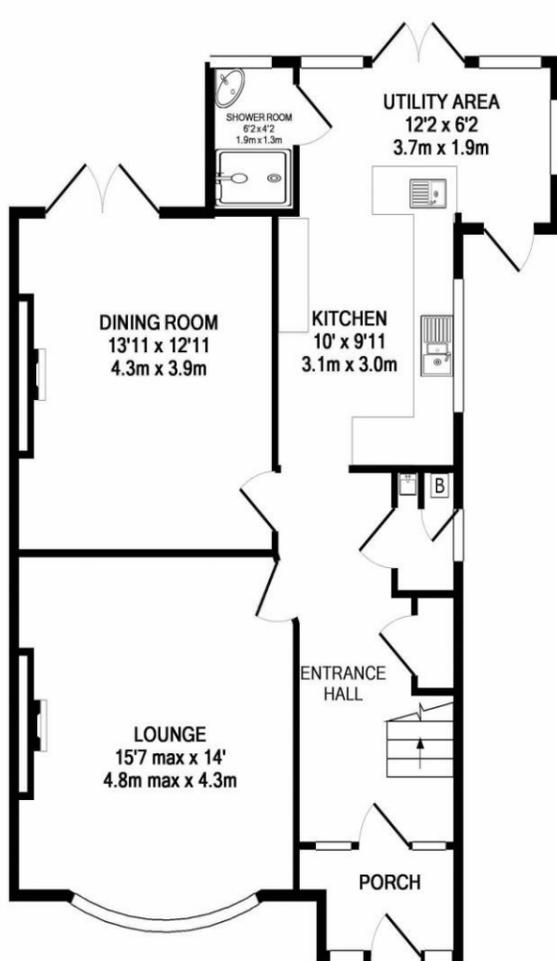
Outside is a new hard-standing driveway with parking for several vehicles in front of a large detached garage with electric up and over door. The house offers wheelchair access from the side of the property.

The rear garden has been landscaped to provide a lawn area with patio and corner water feature all being well enclosed. The property is situated on the edge of Plainmoor between St Marychurch and the town centre.

Agents note: All contents & furniture is available by separate negotiation.

Council Tax: Band D





Energy Performance Certificate

45, St. Marychurch Road, TORQUAY, TQ1 3JF

Dwelling type: Semi-detached house
 Date of assessment: 11 April 2017
 Date of certificate: 11 April 2017

Reference number: 0324-2829-7142-0893-1381
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 132 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

Over 3 years you could save	£ 3,270
Over 3 years you could save	£ 813

Estimated energy costs of this home

Category	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 258 over 3 years	
Heating	£ 2,073 over 3 years	£ 1,974 over 3 years	
Hot Water	£ 339 over 3 years	£ 225 over 3 years	
Totals	£ 3,270	£ 2,457	You could save £ 813 over 3 years

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

Current	Potential
3.1	3.1

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. Cavity wall insulation	£500 - £1,500	£ 507	Yes
2. Floor insulation (suspended floor)	£800 - £1,200	£ 132	Yes
3. Solar water heating	£4,000 - £8,000	£ 114	Yes

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-advice 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: DCS3902
 01803 315770

45 St Marychurch Road, Torquay, Devon, TQ1 3JF
 £335,000 Freehold
woodshomes.co.uk