

The Accommodation

- L-SHAPED HALL
- 2 DOUBLE BEDROOMS
- BATH & SHOWER ROOM
- SEPARATE W.C./CLOAKROOM
- LARGE LOUNGE/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- DRIVEWAY PARKING FOR SEVERAL VEHICLES
- FRONT & REAR GARDENS
- DETACHED GARAGE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- POPULAR LOCATION OF CADEWELL.



Brief Description

A rare opportunity to acquire a chain free detached 2 double bedroom bungalow situated in this popular area of Cadewell, close to the hospital and local shops and various bus routes are also nearby.

The bungalow is well presented and benefits from double glazing, gas central heating, a modern white bath & shower room with mains shower and a separate W.C. There are 2 double bedrooms with a lovely large lounge/dining room with bay window to the side and a kitchen/breakfast room facing onto the rear.

A well presented 2 double bedroom detached bungalow with gas central heating, double glazing, garage and driveway parking for between 8-10 vehicles.



Outside in addition is the extensive driveway with parking up to 10 vehicles if required with a triangle shaped level lawn to the front and various patio and lawn areas to the rear with a detached garage and being well enclosed.

Tenure – Freehold

Council Tax: Band E.



Energy Performance Certificate

15, Cadewell Park Road
TORQUAY
DEVON
TQ2 7JU

Detached bungalow

Date of assessment: 26 February 2009

Date of certificate: 26 February 2009

Reference number: 2968-2008-6252-5381-3030

Total floor area: 115 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

A

B

C

D

E

F

G

Very good

Good

Reasonable

Below average

Below average

Poor

Very poor

Current

Potential

41

63

Environmental Impact (CO₂) Rating

A

B

C

D

E

F

G

Very good

Good

Reasonable

Below average

Below average

Poor

Very poor

Current

Potential

36

63

England & Wales

EU Directive 2002/91/EC

63

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact the home has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	443 kWh/m ² per year	232 kWh/m ² per year
Carbon dioxide emissions	8.5 tonnes per year	4.5 tonnes per year
Lighting	£104 per year	£52 per year
Heating	£986 per year	£540 per year
Hot water	£183 per year	£109 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

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SALES

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The address and energy rating of the dwelling in this EPC may be given to ECT to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

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WOODS
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01803 605093

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£300,000 Freehold

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