



## 5 Winstone Avenue Torquay TQ2 8DZ

£175,000 Freehold DTT4278

An Extended And Well Presented Semi Detached House Situated In A Cul De Sac.

Gas Central Heating And Double Glazing, Entrance Hall, Lounge, Study, Dining Room, Kitchen/Breakfast Room, Ground Floor Double Bedroom, Two First Floor Double Bedrooms, Bathroom, Separate WC, Enclosed Rear Garden, Large Parking Forecourt.

An extended Semi Detached House situated in a cul de sac midway between the St Marychurch and Barton areas with local primary and secondary schools and bus services close by. The house has been extended with the addition of a study, a large ground floor bedroom and kitchen/breakfast room to form a good sized family home. The accommodation is well presented throughout and has gas fired central heating and double glazing. There is a parking forecourt to the front of the house and a level rear garden which has been arranged for ease of maintenance.

### **Accommodation**

A pvc front door with double glazed panels opens to the

**Hall** Obscure double glazed window to the front. Coved ceiling. Wood effect flooring. Radiator. Under stair recess with storage space and coat hooks.

**Lounge** 20' 6" x 10' 3" (6.24m x 3.12m) A spacious room with a large double glazed window to the front. Modern fireplace in a light wood finish with granite style inset and hearth and a pebble effect living flame gas fire. Coved ceiling. Overhead and wall lighting. Television aerial point. Two radiators. A glazed door and side window lead to the

**Study** 12' 0" x 4' 3" (3.65m x 1.29m) Two double glazed windows and double glazed french doors open onto the rear garden. Two wall lights. Telephone point.

**Ground Floor Bedroom 1** 14' 8" x 8' 3" (4.47m x 2.51m) Wide double glazed window to the front. Coved ceiling with a spot light fitting. Television aerial point. Radiator.

**Dining Room** 7' 3" x 12' 6" (2.21m x 3.81m) into the entrance area. Large built in storage cupboard with shelving. Additional fitted storage cupboard with shelving. Coved ceiling. Radiator. A wide opening leads to

**Kitchen/Breakfast Room** 14' 3" x 13' 3" (4.34m x 4.04m) at widest, narrowing to 7'6". A spacious L shaped room fitted with a good range of units in a light wood finish comprising floor base cupboards and drawers with long roll edge work top areas and breakfast bar. Matching wall cupboards and shelving. Tiled surrounds. Stainless steel sink unit with a mixer tap. Space for a gas cooker with a stainless steel splashback and cooker hood over. Space for a fridge/freezer and other appliances. Coved ceiling. Radiator. Built in storage cupboard with shelving. Built in boiler cupboard with a Potterton condensing gas fired combination boiler. Double glazed window and stable style door opening to the rear garden.

Stairs from the hall lead to the **FIRST FLOOR**.

**Landing** Obscure double glazed window to the side. Built in linen cupboard with shelving and louvre doors. Coved ceiling with access to the loft space.

**Bedroom 2** 15' 3" x 10' 6" (4.64m x 3.20m) at widest. Large double glazed window to the front. Two double wardrobes, chest of drawers, dressing table and bedside drawer units in a modern light wood effect finish. Coved ceiling with a triple spot light. Wood effect flooring. Television aerial point. Radiator.

**Bedroom 3** 12' 2" x 9' 6" (3.71m x 2.89m) Wide double glazed window overlooking the rear garden. Double wardrobe, chest of drawers and two bed side drawer units in a modern wood effect finish. Coved ceiling with a triple spot light. Wood effect flooring. Radiator.

**Bathroom** White suite comprising a pedestal wash basin and a bath with pine side panelling, tiled surround and a Mira Sport electric shower. Coved ceiling with recessed lighting. Chrome ladder style radiator/towel rail. Obscure double glazed window to the side.

**Separate WC** White close couple suite. Coved ceiling with recessed lighting. Obscure double glazed window to the side.

## Outside

**Front** Double gates and railings open to the brick paved PARKING FORECOURT with a low wall surround.

**Rear Garden** A level garden enclosed by walls and fencing arranged with a large paved patio and timber deck with a raised border and space for potted plants. Timber garden shed. Outside light and water tap.

## Council Tax Band C

**Consumer Protection from Unfair Trading Regulations 2008** The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. **Please inform us of any particular requirements that are important to you prior to viewing.**

VIEWING: By Appointment with Torquay Real Estate  
01803 327287  
Outside office hours, phone John M. Lawton  
on 01803 311703

### Energy Performance Certificate

5, Winstone Avenue, TORQUAY, TQ2 8DZ

Dwelling type: Semi-detached house	Reference number: 0348-2881-6849-9925-2561
Date of assessment: 29 April 2015	Type of assessment: RdSAP, existing dwelling
Date of certificate: 29 April 2015	Total floor area: 95 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:	£ 2,112
Over 3 years you could save	£ 294

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 276 over 3 years	£ 177 over 3 years	<div style="background-color: #2ECC71; color: white; padding: 5px; border: 1px solid white;">                     You could save £ 294 over 3 years                 </div>
Heating	£ 1,509 over 3 years	£ 1,425 over 3 years	
Hot Water	£ 327 over 3 years	£ 216 over 3 years	
<b>Totals</b>	<b>£ 2,112</b>	<b>£ 1,818</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

#### Energy Efficiency Rating

<p style="font-size: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td style="width: 20%; background-color: #2ECC71; color: white;">(92 plus) A</td> <td style="width: 20%; background-color: #2ECC71; color: white;">B</td> <td style="width: 20%; background-color: #2ECC71; color: white;">C</td> <td style="width: 20%; background-color: #2ECC71; color: white;">D</td> <td style="width: 20%; background-color: #2ECC71; color: white;">E</td> <td style="width: 20%; background-color: #2ECC71; color: white;">F</td> <td style="width: 20%; background-color: #2ECC71; color: white;">G</td> </tr> </table> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	(92 plus) A	B	C	D	E	F	G	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #0070C0; color: white;">Current</th> <th style="background-color: #0070C0; color: white;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">72</td> <td style="text-align: center; font-size: 2em;">85</td> </tr> </table>	Current	Potential	72	85	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>
(92 plus) A	B	C	D	E	F	G							
Current	Potential												
72	85												

#### Top actions you can take to save money and make your home more efficient

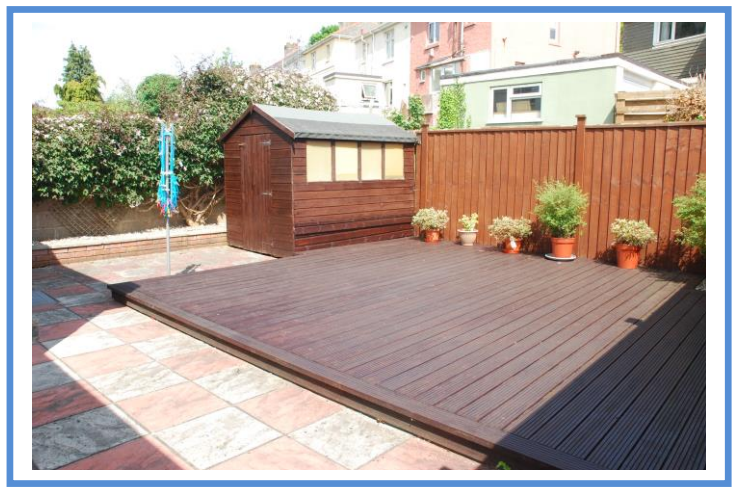
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£45	£ 84	
2 Solar water heating	£4,000 - £6,000	£ 111	✔
3 Replacement glazing units	£1,000 - £1,400	£ 99	✔

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.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



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