



*A Well Presented 3 Bedroom Garden Level Apartment with Double Glazing, Night Storage Heating a Private Patio Area and Off Road Parking.*



## The Accommodation

- COMMUNAL ENTRANCE WITH SECURE ENTRY PHONE SYSTEM
- COMMUNAL HALL
- HALL
- LOUNGE
- KITCHEN
- 3 BEDROOMS ( 2 WITH BUILT IN WARDROBES)
- BATHROOM/W.C.
- SOUTH FACING PRIVATE PATIO
- NIGHT STORAGE HEATING
- DOUBLE GLAZING
- RESIDENTS AND VISITORS PARKING.
- CLOSE TO LOCAL AMENITIES.

## Brief Description

A rare opportunity to acquire a 3 bedroom garden level apartment situated in this convenient and popular location of Babbacombe in Torquay. The area itself which is situated adjoining Cary Park has its open lawn areas, tennis courts and bowling green. The Downs and sea front with access to a choice of local beaches are within quarter of a mile and the property is conveniently placed for many other amenities including the shops in Babbacombe and St Marychurch. Bus services operate to the town centre and other parts within the surrounding area also.

The apartment which has a shared communal entrance to the front with just 4 other apartments by secure entry phone system, can also be approached from the car park to the rear with an entrance through the private south facing patio area offering a level approach where there is allocated and visitors parking and a communal drying area. The apartment in addition is well proportioned in size with 3 bedrooms, 2 with fitted wardrobes, a bathroom/W.C, separate kitchen and a lounge which in turn opens onto the patio area offering a high degree of privacy.

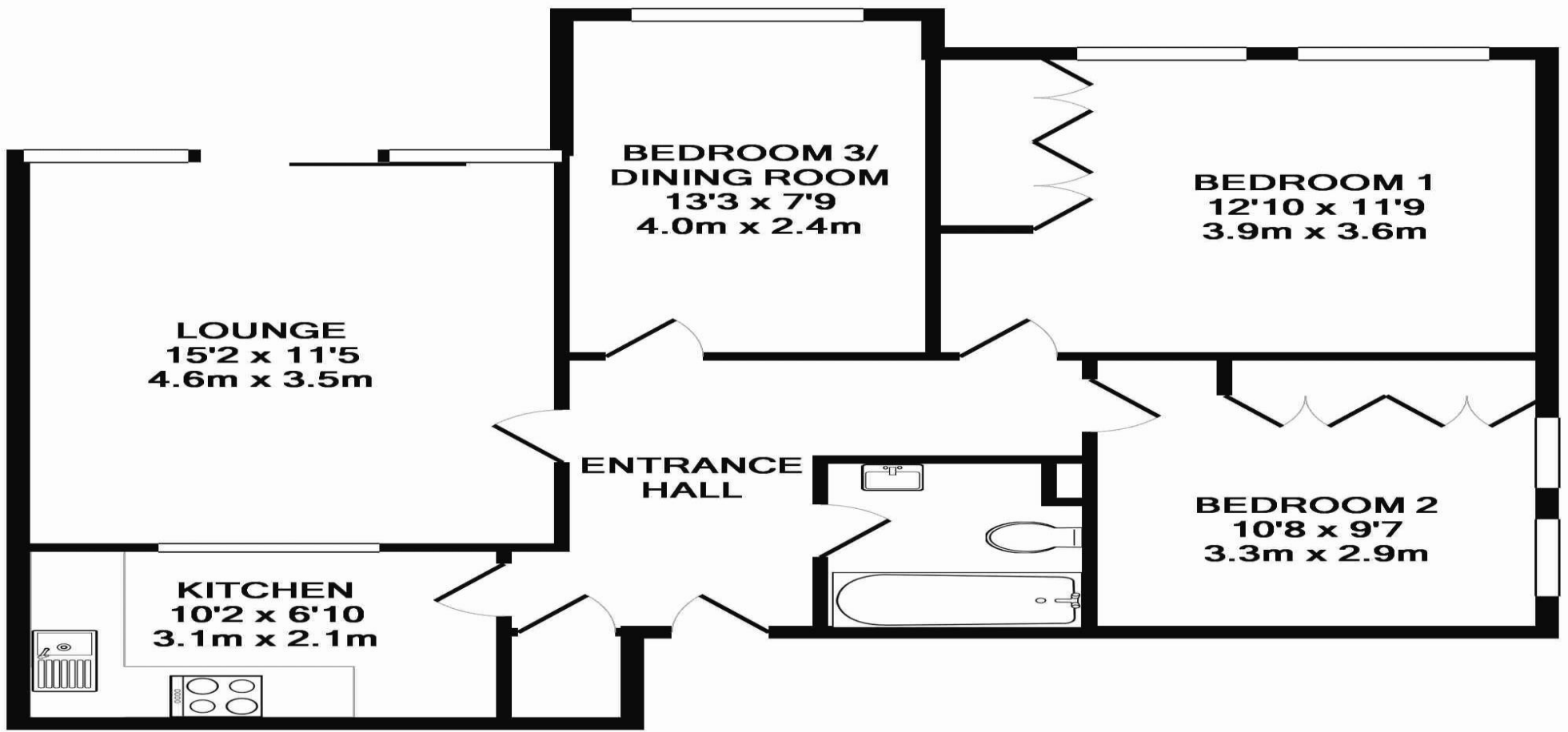
## GENERAL

Tenure - Leasehold. We understand 199 years from 1994.

Maintenance - £1,380.00 per annum to include buildings insurance, water rates, communal gardens and grounds and ground rent.

Council Tax - Band C.

Energy Performance Certificate		SAP					
Flat 8 Rathlin, Palermo Road, TORQUAY, TQ1 3NW							
Dwelling type:	Ground-floor flat	Reference number:	8700-2264-6629-5127-4363				
Date of assessment:	26 July 2016	Type of assessment:	RdSAP, existing dwelling				
Date of certificate:	27 July 2016	Total floor area:	68 m <sup>2</sup>				
Use this document to:							
<ul style="list-style-type: none"> <li>• Compare current ratings of properties to see which properties are more energy efficient</li> <li>• Find out how you can save energy and money by installing improvement measures</li> </ul>							
Estimated energy costs of dwelling for 3 years:			£ 2,997				
Over 3 years you could save			£ 573				
Estimated energy costs of this home							
	Current costs	Potential costs	Potential future savings				
Lighting	£ 273 over 3 years	£ 168 over 3 years					
Heating	£ 2,196 over 3 years	£ 1,728 over 3 years					
Hot Water	£ 528 over 3 years	£ 528 over 3 years					
<b>Totals</b>	<b>£ 2,997</b>	<b>£ 2,424</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							
Very energy efficient - lower running costs							
<table border="1"> <thead> <tr> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>49</td> <td>59</td> </tr> </tbody> </table>				Current	Potential	49	59
Current	Potential						
49	59						
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).							
Not energy efficient - higher running costs							
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 Floor insulation (suspended floor)	£800 - £1,200	£ 507					
2 Low energy lighting for all fixed outlets	£25	£ 63					
To find out more about the recommended measures and other actions you could take today to save money, visit <a href="http://www.direct.gov.uk/savingenergy">www.direct.gov.uk/savingenergy</a> 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.							



Made with Metropix ©2016

**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.



## GENERAL VIEW FROM THE REAR OF THE BUILDING



**WOODS  
BRYCE BAKER**

Ref: DCS3718  
01803 315770

8 Rathlin, Palermo Road, Babbacombe, Torquay, Devon, TQ1 3NW

£169,950

woodshomes.co.uk