

2 Park Side Villas Palermo Road, Torquay
Guide Price: £150,000 - £155,000
DCS3317

This well presented 2 bedroomed ground floor flat is situated in Cary Park and a short walk away from the shops at Reddenhill Road, doctor's surgery, The Downs & St Marychurch precinct. The property has been tastefully decorated by the current owner & benefits from it's own entrance as well as a communal entrance.

Communal Entrance & Hallway * Hallway * Lounge *
Kitchen * 2 Bedrooms * Bathroom * Seperate W.C. *
Own Private Rear Entance * Communal Gardens *
Allocated Parking for 1 car & visitors parking *

Communal front door into communal hallway and door to Flat 2.

HALLWAY

Electric fuse box. Smoke alarm. Large storage cupboard with slatted shelving. Coved and artexed ceiling. Security entry phone. Telephone point.

LOUNGE

13' 0" x 11' 1" (3.96m x 3.38m) Double glazed sash window to the front aspect. Wall mounted radiator. Coved & artexed ceiling. T.V. aerial point.

SEPERATE W.C.

Opaque double glazed window. Low level W.C. Wall mounted radiator. Coved & artexed ceiling.

OUTSIDE

Parking for 1 car & visitors parking. Communal gardens & drying area.

MAINTENANCE:

£850.00 P.A. To include Gardening, Outside Painting & repairs. Building Ins. Cleaning Windows.

£50.00 P.A. Ground Rent

LEASE: 999 yrs from 1997

COUNCIL TAX BAND: B

KITCHEN

13' 10" x 6' 1" (4.21m x 1.85m) Double glazed sash window. A range of wall and base units with a roll edge work surface over. Stainless steel sink & drainer with mixer tap. Wall mounted Combi boiler. Built-in fan assisted oven with four ring gas hob & stainless steel extractor over. Plumbing for washing machine. Space for fridge & freezer. Spotlights. Tile effect laminate flooring. Coved & artexed ceiling. Wall mounted radiator. Door to communal gardens.

BEDROOM 1

10' 1" x 10' 1" (3.07m x 3.07m) Double glazed sash window to the front aspect. Wall mounted radiator. Coved & artexed ceiling.

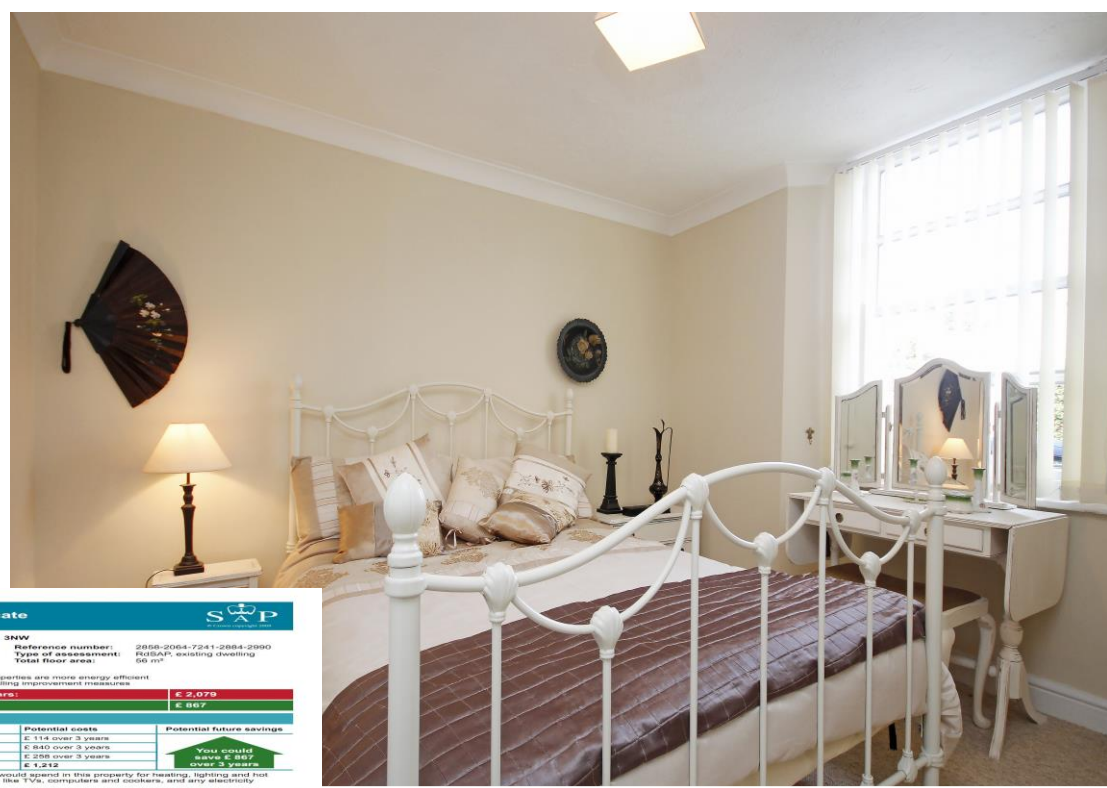
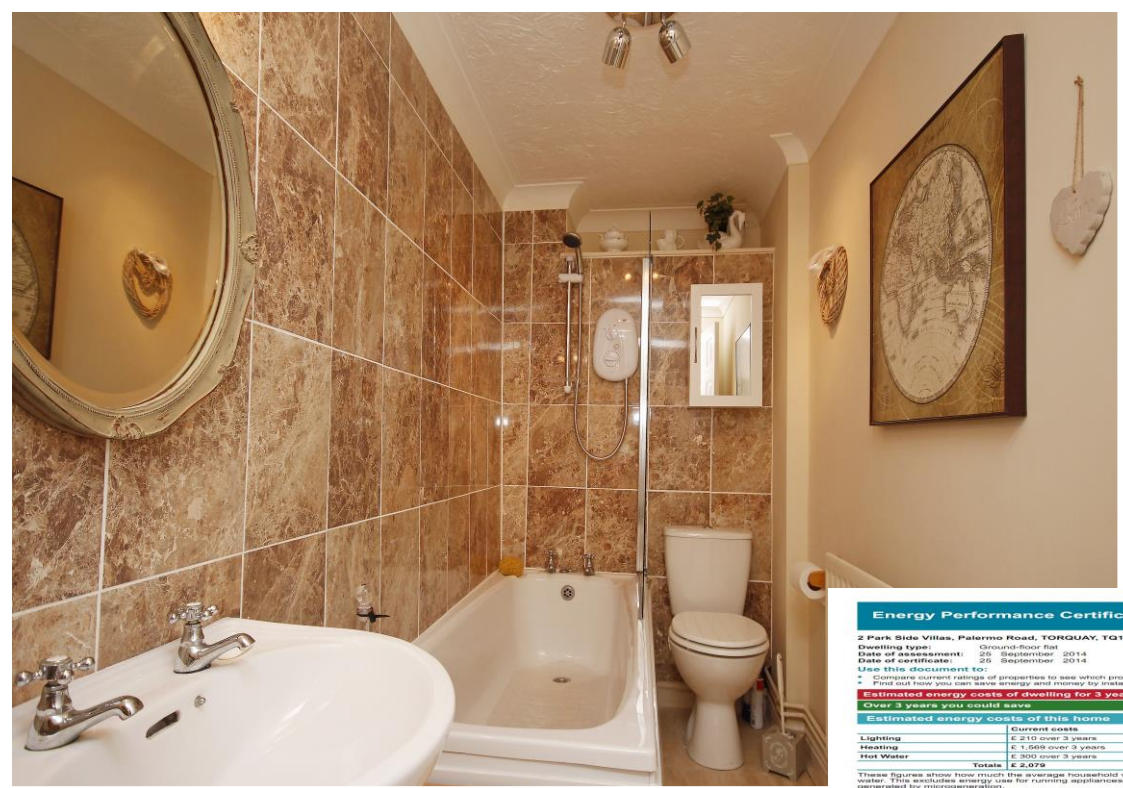
BEDROOM 2

11' 1" x 6' 10" (3.38m x 2.08m) Double glazed sash window. Wall mounted Radiator. Coved & artexed ceiling.

BATHROOM

A modern white suite comprising panelled bath with glazed shower screen & Mira Electric shower over. Low level W.C. Mirrored medicine cabinet. Pedestal wash hand basin. Partly tiled walls. Wall mounted radiator. Spotlights. Tile effect laminate flooring. Coved & artexed ceiling.

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Energy Performance Certificate

2 Park Side Villas, Palermo Road, TORQUAY, TQ1 3NW

Rating type: Current floor flat
 Date of assessment: 20 September 2014
 Date of certificate: 20 September 2014

Use this document to:
 1. Compare current ratings of properties to see which properties are more energy efficient
 2. Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years: **£ 2,079**
 Over 3 years you could save: **£ 967**

Estimated energy costs of this home		
Current costs	Potential costs	Potential future savings
Lighting	£ 114 over 3 years	£ 114 over 3 years
Heating	£ 1,568 over 3 years	£ 849 over 3 years
Hot Water	£ 395 over 3 years	£ 238 over 3 years
Totals	£ 2,078	£ 967

These figures show how much the average household would spend in this property for heating, lighting and hot water. This includes energy use for running appliances like TVs, computers and clocks, and are already discounted for non-residential use.

Energy Efficiency Rating

Current	Potential
E	B

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).

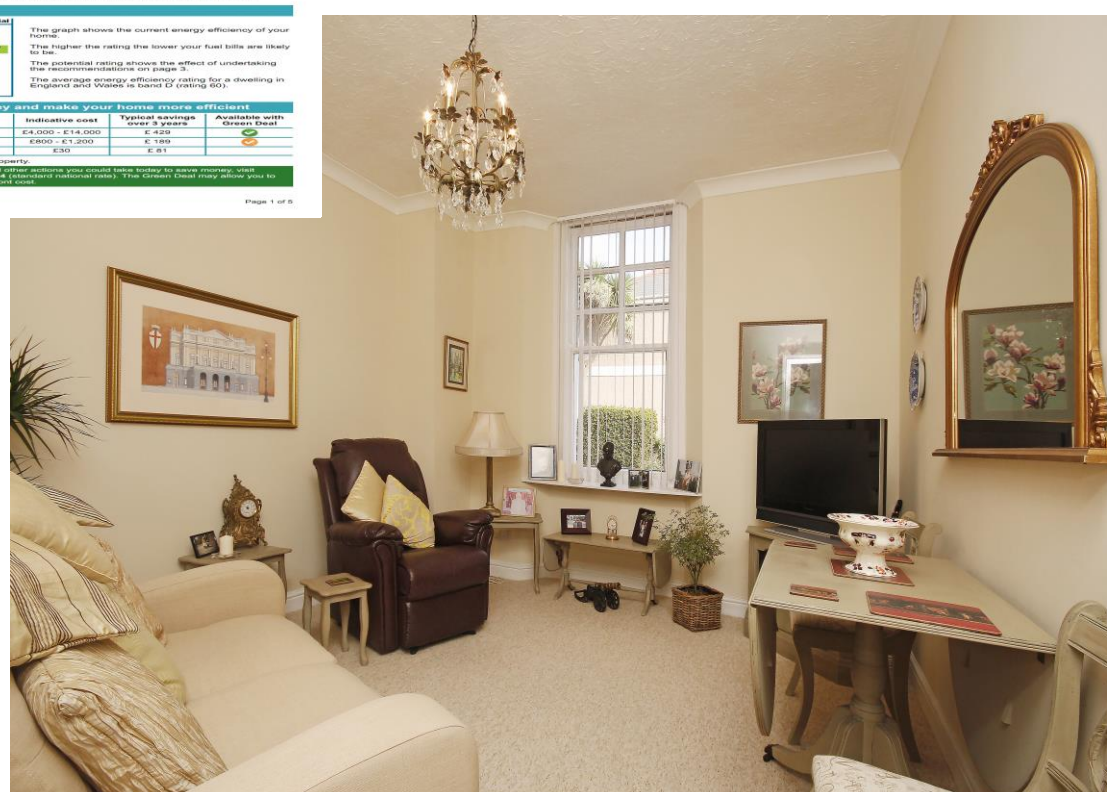
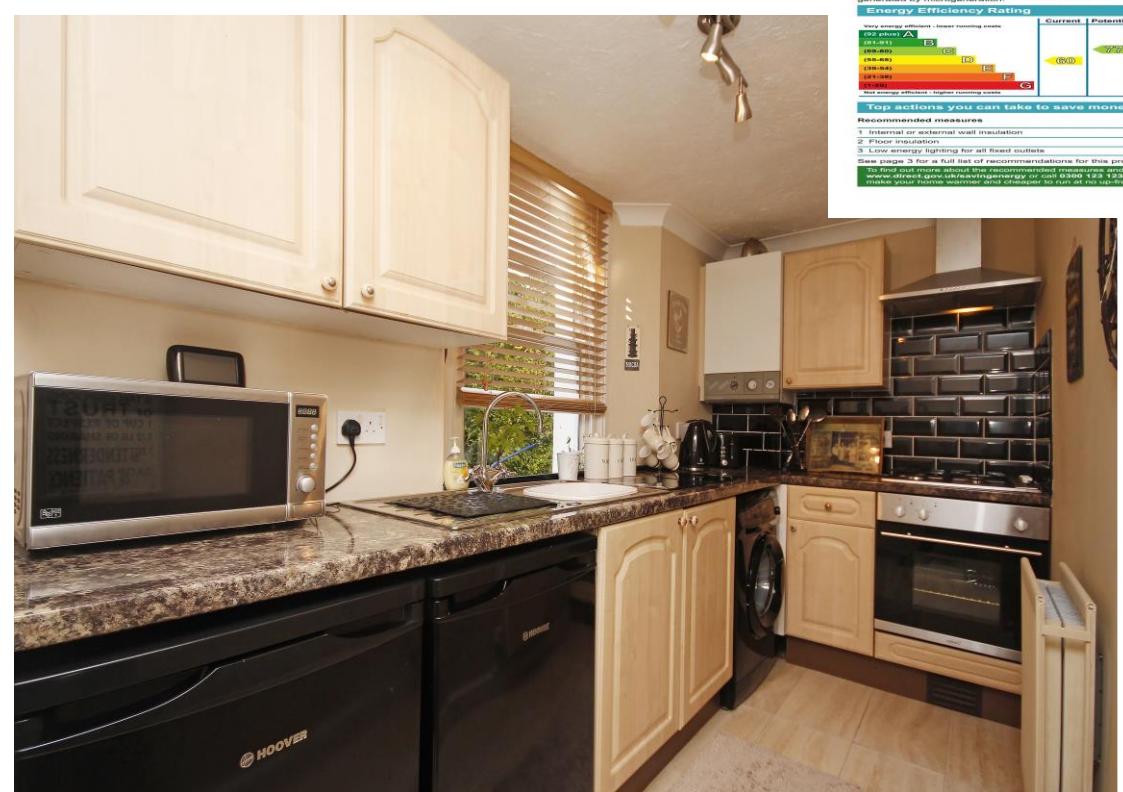
Top actions you can take to save money and make your home more efficient

Recommended measure	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Internal or external wall insulation	£4,000 - £14,000	£ 420	Yes
2. Floor insulation	£800 - £1,200	£ 180	Yes
3. Low energy lighting for all fixed outlets	£20	£ 81	Yes

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

For more information on energy efficiency ratings and how to improve your rating, visit www.direct.gov.uk/energy or call 0300 1 85 1 934 (standard national rate). The Green Deal may allow you to finance improvements without a cash outlay.

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THE WESTCOUNTRY TEAM

General View Of Building



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