



17 HAWKINS AVENUE, CHELSTON, TORQUAY, TQ2 6ER  
GUIDE PRICE £259,999

Pincombe's  
estate agents



This semi detached House situated close to many local amenities in this popular area of Chelston benefits from a large parking forecourt, plus a garage and enjoys a pleasant outlook to the woodland at Markham Plantation.

The property offers good size accommodation with Hallway, Lounge, Kitchen/Diner, Conservatory, Cloakroom, 3 Bedrooms and family Bathroom. Outside, the parking forecourt allows off road parking for approximately 2 vehicles and a motorhome, there is a rear enclosed garden with Summerhouse backing onto parkland/trees and additional parking by way of a garage.

Ideally located with shops and schools closeby and a regular running bus service into the town centre where there is a good range of shopping, dining and leisure facilities. Torbay Hospital is a 10 minute walk away and for green open spaces, Armada Park with its fields, play park and sports pitch is a 3 minute drive away whilst Cockington Country Park is approximately 1.5 miles distant.

An early appointment to view is recommended.

## THE ACCOMMODATION COMPRISSES:

UPVC front door with coloured leaded light patterned insert into:

**HALLWAY** UPVC double glazed window to front with wooden sill. Stairs rising to first floor accommodation. Understairs cupboard providing storage. Telephone point. Radiator. Deep alcove with obscure glazed window to side.



**LOUNGE** 11' 5" x 12' 2" (3.48m x 3.71m) UPVC double glazed bay window to front with a pleasant outlook to woodland opposite. Fireplace with polished inset and hearth with wooden mantel and fitted coal effect fire. T.V. aerial point.



## KITCHEN/DINER 18' 10" x 11' 6" (5.74m x 3.51m)

**Kitchen** - Range of granite style worktops with light coloured units beneath and matching range of eye-level units, providing ample storage. Inset stainless steel sink, drainer unit with mixer tap. Space for oven with extractor over. Part tiled walls. Space for fridge. UPVC double glazed window to side. UPVC double glazed internal window. Leading through to: **Dining area** - Feature fireplace with tiled hearth and cast iron inset with wooden mantel surround and decorative fire. T.V. point. UPVC double opening doors to:



**CONSERVATORY** 14' 8" x 8' 4" (4.47m x 2.54m) A light space with UPVC double glazed windows to the side and rear with wooden sill. Internal window to



Kitchen/Diner. UPVC door opening to rear garden. Thermostat controls. Radiator.

**CLOAKROOM** Comprising a low level W.C. and pedestal wash basin. Wall mounted gas boiler. Plumbing and space for washing machine. Extractor fan. Obscure glazed high level windows to side and rear.

#### FIRST FLOOR

**LANDING** Staircase with wooden handrail and attractive wrought iron bannisters. UPVC obscure glazed window to side. Hatch to loft space.

**BEDROOM 1** 11' 7" x 10' 3" (3.53m x 3.12m) (including built-in wardrobes) UPVC double glazed bay window to front enjoying a pleasant outlook over Markham Plantation woodlands. Radiator. Built-in wardrobe unit with mirror fronted doors, open shelving and drawers, providing ample hanging and storage space.



**BEDROOM 2** 12' 6" x 11' 5" (3.81m x 3.48m) UPVC double glazed window to rear overlooking the garden to trees and park beyond. Radiator.

**BEDROOM 3** 8' 3" x 7' 0" (2.51m x 2.13m) UPVC double glazed window to front enjoying an outlook over to the woodland at Markham Plantation. Radiator.

**BATHROOM** Suite comprising panelled bath with Mira shower, Pedestal wash basin and Low level W.C. Part tiled walls. Radiator. Built-in airing cupboard housing the lagged cylinder with slatted shelving over. UPVC double glazed window overlooking the rear garden and trees beyond.

**OUTSIDE** The front of the property is approached via a **LARGE PARKING FORECOURT** with off road parking for approximately 2 vehicles and a Motorhome. A few steps lead down to a paved area with space for pots and plants. Exterior light. Storage area and gate to rear garden. To the rear of the property, there is a level paved terrace with space for clothes dryer and storage with a couple of steps leading down to the main garden which comprises of a good size area of decking and **SUMMERHOUSE** being of wooden construction with light and windows enjoying an outlook over the garden towards trees. Level paved terrace with space for garden furniture and a vegetable patch, all enclosed by walling and fencing offering privacy.

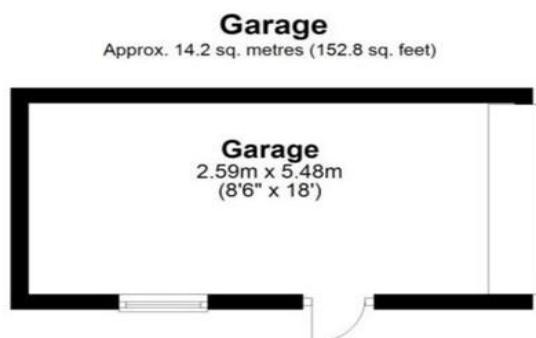
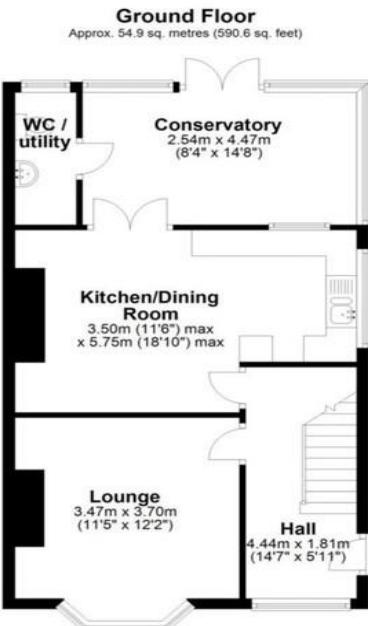
**GARAGE** 18' 0" x 8' 6" (5.49m x 2.59m) Accessed via a lane to the side of the property with an up and over door, power, light, space for freezer and UPVC personal door to rear terrace.

**Council Tax Band** This property is in band C

**Tenure** Freehold



**SUMMERHOUSE** enjoying views into the garden and to the trees beyond



Total area: approx. 110.4 sq. metres (1188.0 sq. feet)

## Energy Performance Certificate

HM Government

17, Hawkins Avenue, TORQUAY, TQ2 6ER

Dwelling type: Semi-detached house  
Date of assessment: 01 September 2020  
Date of certificate: 02 September 2020

Reference number: 0977-2819-7012-2800-5685  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 82 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:	£ 1,953
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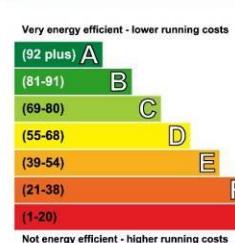
Over 3 years you could save	£ 366
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### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 198 over 3 years	£ 198 over 3 years	
Heating	£ 1,209 over 3 years	£ 1,152 over 3 years	
Hot Water	£ 546 over 3 years	£ 237 over 3 years	
Totals	£ 1,953	£ 1,587	

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



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
1 Floor insulation (suspended floor)	£800 - £1,200	£ 111
2 Increase hot water cylinder insulation	£15 - £30	£ 93
3 Solar water heating	£4,000 - £6,000	£ 162

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

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.