



BROADPARK COURT, BROADPARK ROAD, LIVERMEAD, TQ2 6TB  
ASKING PRICE OF £239,000 LEASEHOLD

Pincombe's  
estate agents





**Situated within a select complex with 4 other properties, we are delighted to offer for sale a Maisonette which enjoys stunning, uninterrupted sea views from the Harbourside and Marina in Torquay, across to Berry Head in Brixham.**

**The property is offered for sale Chain Free and whilst it would benefit from some updating, has good size accommodation comprising Hallway, GF Cloakroom, Lounge/Diner opening out to Balcony taking in the lovely sea views, Kitchen, Master Bedroom with En-suite Bathroom, 2nd Bedroom enjoying sea views and with an En-suite Bathroom.**

**Outside there are well presented and maintained communal gardens with the benefit of an allocated Garage for the property. Broadpark Court is situated a short walk from the shops at Livermead with a local running bus service stop just outside, which travels into the main town centre. Torquay Sea Front and Promenade is a few minutes' drive away, as is the greenspace and woodland of Cockington Country Park. Torquay Railway station running services to London Paddington and Cardiff is situated within a mile from the property and there is easy access to the South Devon Highway for routes to Exeter, M5 and beyond.**

**Call 01803 200067 or 07809 155477 to make an Appointment to view**

**The Accommodation comprises:**

**COVERED ENTRANCE PORCH** Tiled floor. Meters. Light. UPVC front door into:

**HALLWAY** Stairs rising to first floor accommodation. Radiator. Coved ceiling. Understairs storage cupboard. Door to Kitchen.

**CLOAKROOM** Comprising wash basin and low level W.C. Light/shaver point.

**LOUNGE/DINER** 17' 0" x 13' 1" (5.18m x 3.99m) A lovely, light room featuring UPVC double glazed sliding doors out onto a small, decked BALCONY with wrought iron balustrade and awning over which enjoys views over the garden and then out to sea, with a panoramic vista from the Harbour and Marina in Torquay across to Berry Head. Radiator. Coved ceiling. T.V aerial point. Telephone point. Space for Dining table and chairs. Sliding doors opening to:

**KITCHEN/BREAKFAST ROOM** 7' 3" x 4' 3" (2.21m x 1.3m) Range of worksurfaces with inset sink, drainer unit and storage cupboards beneath. Matching range of eye-level units. Wall mounted gas boiler. Washing machine. Space for dishwasher. Built-in 4 gas hob and double oven. Radiator. Coved ceiling. UPVC double glazed window to side. Radiator. Coved ceiling.

**FIRST FLOOR**





**LANDING** Hatch to loft space. Coved ceiling. Built-in cupboard housing the lagged copper tank with slatted shelving.

**BEDROOM 1** 13' 1" x 11' 4" (3.99m x 3.45m) UPVC double glazed window to rear enjoying uninterrupted views from the Marina and Harbourside in Torquay over the sea to Berry Head. Coved ceiling. Radiator. T.V. aerial point. Sliding door to:

**EN-SUITE BATHROOM** Suite comprising panelled jacuzzi bath with shower and folding glazed screen, Pedestal wash basin, low level W.C. and bidet. Separate shower cubicle with Heatre Sadia shower unit and glazed door. Radiator. Tiled walls. UPVC double glazed window to side.

**BEDROOM 2** 13' 1" x 12' 9" (3.99m x 3.89m) 2 UPVC double glazed windows to front enjoying a pleasant outlook over the surrounding tree lined area. Coved ceiling. Radiator. T.V. aerial point. Sliding door to:

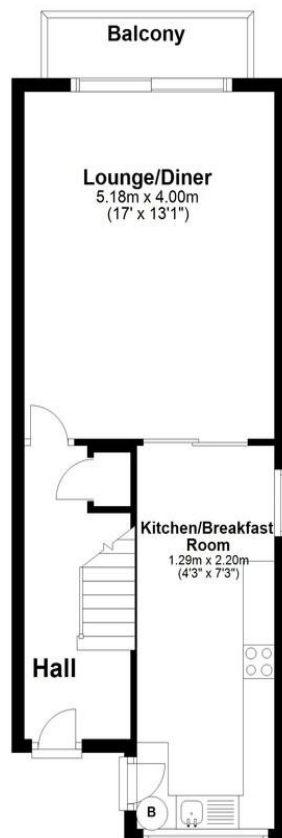
**EN-SUITE BATHROOM** Suite comprising bath with shower attachment, pedestal wash basin and low level W.C. Radiator. Coved ceiling. UPVC obscure double glazed window to side.

**OUTSIDE** The front of the building is approached via a gate and pathway to a good size paved patio area and surrounding raised borders with shrubs. Enclosed Bin Storage area. The communal gardens to the rear of the building are well maintained and presented with a lawn and surrounding borders planted with a variety of shrubs. **PRIVATE GARAGE**



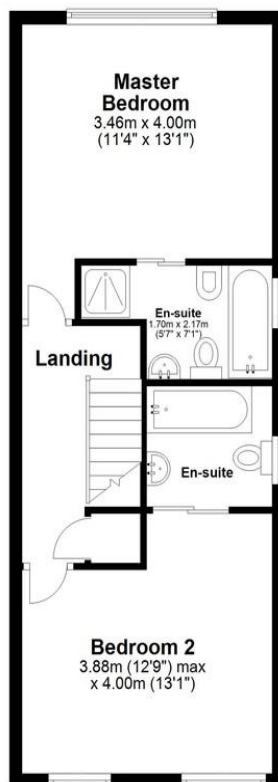
## Ground Floor

Approx. 31.7 sq. metres (341.3 sq. feet)



## First Floor

Approx. 44.8 sq. metres (482.5 sq. feet)



Total area: approx. 76.5 sq. metres (823.8 sq. feet)

## USEFUL INFORMATION

**COUNCIL TAX BAND – D**

**SERVICE CHARGE £780 PA (INC GROUND RENT & BUILDING INSURANCE)**

**FREEHOLD OF BUILDING SHARED EQUALLY BETWEEN THE 5 UNITS**

**NO PETS**

**NO SUB-LETTING**

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## Energy Performance Certificate



**Flat 5 Broadpark Court, 12, Broadpark Road, TORQUAY, TQ2 6TB**

**Dwelling type:** End-terrace house  
**Date of assessment:** 30 June 2020  
**Date of certificate:** 01 July 2020  
**Reference number:** 8304-4707-8022-0677-9603  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 89 m<sup>2</sup>

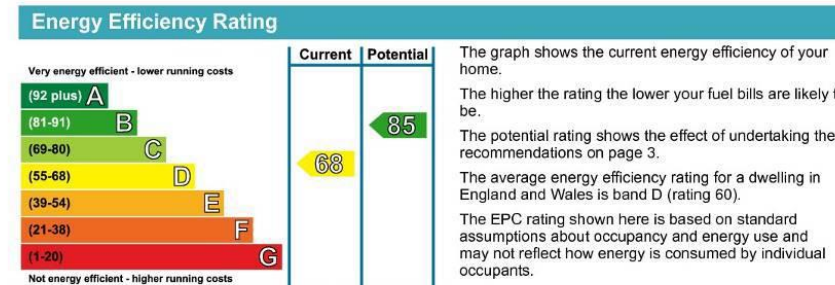
### Use this document to:

- 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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,151</b>
<b>Over 3 years you could save</b>	<b>£ 495</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 207 over 3 years	£ 207 over 3 years	
Heating	£ 1,545 over 3 years	£ 1,209 over 3 years	
Hot Water	£ 399 over 3 years	£ 240 over 3 years	
<b>Totals</b>	<b>£ 2,151</b>	<b>£ 1,656</b>	

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.



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 258
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 90
3 Solar water heating	£4,000 - £6,000	£ 147

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.