

RESIDENTIAL VALUATION

OF

**4 ELIZABETHAN WAY
TEIGNMOUTH
DEVON
TQ14 8GE**

FOR

**CLAIRE DEDOMINICIS
4 ELIZABETHAN WAY
TEIGNMOUTH
DEVON
TQ14 8GE**

AND

STONEWATER HOMES

DATE: 16TH JUNE 2026

VALUATION

1.1 ADDRESS:

4 Elizabethan Way
Torquay
Devon
TQ14 8GE

1.2 CLIENT:

We are instructed by Claire Dedominicis of 4 Elizabethan Way, Torquay, Devon, TQ14 8GE

1.3 TASK:

To inspect the above property and to advise on its current market value for the purposes of Shared Ownership disposal in accordance with the Royal Institution of Chartered Surveyors Valuation Standards (Red Book – 2025 Edition).

1.4 INTEREST TO BE VALUED:

Leasehold, free from onerous encumbrances and with vacant possession.

The valuation assumes an appropriate lease length in excess of 95 years.

1.5 TERMS:

The Company's (Bradleys Surveyors Ltd) General Terms of Business and the Valuation Agreement will apply. Copies were provided to you at the time we accepted your instructions and are also attached hereto.

1.6 LIABILITY:

This Valuation Report is provided for the stated purpose and for the sole use of the named client. The report should not be used for any other purpose without written consent from The Company which will be withheld if the intended use is deemed by The Company to be inappropriate. The report is confidential to the client and his professional advisers and The Company accepts no responsibility whatsoever to any other person.

1.7 CONSENT TO PUBLICATION:

Neither the whole nor any part of this valuation report or any reference hereto may be included in any published document, circular or statement, or published in any way, without written approval of the form and context in which it may appear from The Company.

Such publication of, or reference to, this valuation report will not be permitted unless it contains a sufficient contemporaneous reference to any departure(s) from the Royal Institution of Chartered Surveyors Appraisal and Valuation Standards.

1.8 DATE OF INSPECTION:

We made our inspection on Tuesday 16th June 2026.

1.9 LIMITS ON INSPECTION ETC:

During our inspection the property was furnished and occupied, however this did not impose any significant practical limitations upon our inspection.

1.10 INFORMATION PROVIDED AND RELIED UPON:

We have not made enquiries of the local authorities or researched databases, etc., held by others. Valuation comparables have been obtained from our database (which includes information provided to us by others) the internet and from local agents where they are known by us to have dealt with similar nearby properties.

If this information is found to be incorrect the valuation should be referred back to The Company for reconsideration.

We have relied upon information provided by Claire Dedominicis at the time of inspection.

1.11 WEATHER:

The weather was overcast and dry at the time of inspection, following a period of predominately changeable weather conditions.

1.12 SITUATION AND DESCRIPTION:

The property is situated within a town edge residential development. The property's position provides easy access to all town facilities and amenities within Teignmouth.

The property comprises of a 2012 constructed two storey, three bedroom semi-detached house. The property is situated on a gently sloping rectangular site with a main rear enclosed split level garden. Two allocated parking spaces to a brick paved directly to the rear of the property.

The property is held under a shared ownership scheme, currently with a 30% ownership share.

1.13 ORIENTATION:

The property is described as if looking at the main front elevation.

1.14 TENURE:

Assumed to be Leasehold, free from onerous encumbrances and with vacant possession, and with a lease length assumed to be in excess of 95 years.

The valuation is based on 100% interest with vacant possession and assumes there will be no restrictions on resale. It is assumed there are no onerous covenants included in the shared ownership agreement and lease.

1.15 ACCOMMODATION:

The property comprises:

Ground Floor – Entrance hallway, cloakroom, reception room and rear kitchen.

First Floor – Three bedrooms and a separate shower room.

Outside – The property is sited on a gently sloping, rectangular site with a main rear enclosed split level paved and lawned garden. Two allocated off-road parking spaces, within a brick paved parking area, directly to the rear of the property.

The gross external floor area, as measured at the time of inspection, is approximately 100 m².

1.16 SERVICES:

We understand that mains water, gas, drainage and electricity are connected. Gas fired central heating.

We have not tested any of the installations.

1.17 LOCAL CHARGES:

The Council Tax Band is 'C' as checked on the local authority website, not confirmed in writing.

1.18 ROADS:

We have assumed that the adjoining estate roads and pavements have been adopted by the Local Authority.

1.19 CONSTRUCTION:

Appears to be:-

Roof – Pitched and tiled.

Walls – Brick and rendered cavity.

Floors – Suspended concrete and timber joist.

1.20 CONDITION AND REPAIR:

As instructed, we have not carried out a Building Survey our inspection being restricted to a limited brief visual appraisal of the property for the purposes of this valuation. The following general comments upon condition seem appropriate although we cannot make an assurance that we have noted all the defects or interpreted entirely correctly the indications seen. In particular we have not inspected those parts of the property which are covered, unexposed or inaccessible and such parts have been assumed to be in good repair and condition. We cannot express an opinion about or advise upon the condition of uninspected parts and this report should not be taken as making any implied representation or statement about such parts. In arriving at a Valuation we have taken into account the condition of the property as reported below.

We have not arranged for any investigation to be carried out to determine whether or not any deleterious or hazardous material has been used in the construction of this property, or has since been incorporated, and we are therefore unable to report that the property is free from risk in this respect. For the purpose of this valuation we have assumed that such investigation would not disclose the presence of any such material to any significant extent.

At the time of inspection, the property was well presented internally and externally. The original first floor bathroom has been altered and now forms a shower room with modern fittings.

1.21 PLANNING AND BUILDING REGULATIONS:

No enquiry has been made of the Local Planning Authority. It is assumed that the property has Planning consent and Building Regulations approval, where relevant, for its existing use namely as a single private residential dwelling. It is also assumed that the property is unaffected by any statutory notice such as a Closing or Compulsory Purchase Order. If any of the above assumptions are incorrect, then we should be notified, as it may be necessary, as a result, to amend the valuation.

The valuation assumes that all necessary approvals and permissions have been obtained to convert the original ground floor cloakroom to a shower room and to construct an open framed carport over the allocated parking spaces within the adjoining tarmacked parking area.

1.22 SPECIAL RISKS:

None.

1.23 RADON AND LAND CONTAMINATION:

UK Health Security Agency (UKHSA) formerly Public Health England, have identified the area in which the property is situated as one in which, in more than 1% of the dwellings, the levels of radon gas entering the property are such that remedial action is recommended. It is not possible in the course of our inspection to determine whether radon gas is present in any given building, as the gas is colourless and odourless. Tests can be carried out to assess the level of radon in a building. At a small charge test instruments and results are available by post from UK Health Security Agency (UKHSA) and other approved laboratories. The minimum testing period is three months. UK Health Security Agency (UKHSA) strongly advises against using shorter-term testing instruments as they can give misleading results.

If tests have not been carried out, they are recommended. Where radon is discovered, it has been the experience of UK Health Security Agency (UKHSA) that it is not expensive in proportion to the value of the property, to affect the recommended remedial measures. More information can be found at UKradon.

We are not aware of the content of any environmental audit or other environmental investigation or soil survey which may have been carried out on the property and which may draw attention to any contamination or the possibility of any such contamination.

In undertaking our work, we have been instructed to assume that no contaminative or potential contaminative uses have ever been carried out on or near the property. We have not carried out any investigation into past or present uses, either of the property or of any neighbouring land, to establish whether there is any potential for contamination to the subject property from these uses or sites, and have therefore assumed that none exists.

However, should it be established subsequently that contamination exists at the property or on any neighbouring land, or that the premises have been or are being put to a contaminative use, this might reduce the values now reported.

1.24 GENERAL REMARKS:

The local residential housing market remains subdued mainly due to the current level of interest rates and ongoing concern regarding the future economy of the country. This is providing an element of ongoing market unpredictability.

1.25 VALUATION:

We are of the opinion that the market value of the above described property for the purposes of shared ownership disposal is fairly reflected in the sum of £285,000 (TWO HUNDRED AND EIGHT FIVE THOUSAND POUNDS).

The market value is defined as:-

“The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm’s-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.”

The valuation is in pounds sterling.

Comparable evidence includes the following:

1. 3 Elizabethan Way, Teignmouth, TQ14 8GE – 2012 constructed smaller three bedroom linked semi-detached house within the same road. With attached single garage and en-suite shower room. Lower standard of internal fixtures and fittings. Sold 14th March 2025 at £285,000.
2. 1 Elizabethan Way, Teignmouth, TQ14 8GE – 2012 constructed similar size three bedroom end-terraced house within the same road. Two allocated off-road parking spaces. Lower standard of internal fixtures and fittings. Sold 19th September 2025 at £285,000.
3. 28 Triumph Place, Teignmouth, TQ14 8GL – 2013 constructed smaller three bedroom semi-detached house in near road location. With off-road parking. The selling agents inform the property is currently under offer for sale at an agreed purchase price of £265,000.
4. 57 Carnac Drive, Dawlish, EX7 0FB – 2013 constructed smaller three bedroom semi-detached house in near town location. With en-suite shower room and single garage. Sold 12th December 2025 at £260,000.

Owing to the vastly increased and ongoing delay in completed sales information becoming available, comparable evidence is by necessity more likely to be outside preferred parameters (e.g. 6 months or 10%). We endeavour at all times to justify the valuations with the best, most recent and most relevant evidence available which has been analysed and adjusted appropriately.

1.26 VALUATION DATE:

16th June 2026

1.27 AGREED STANDARD ASSUMPTIONS:

The following standard assumptions have been made. They must be verified by the client and other parties relying on the report since if they are incorrect the valuation may need revision.

That the property is not affected (except as referred to in the report) by:-

1. Mining or quarrying.
2. Hazardous or deleterious materials (e.g. asbestos).
3. Defective concrete (Mundic).
4. Restrictions, options to purchase, rights of pre-emption, encumbrances, rights of way, rights of light, easements, etc.
5. The absence of necessary legal rights over adjoining property enabling the proper use of the subject property.
6. Abnormal outgoing.
7. Matters that would be revealed by the usual searches.

8. Disputes.
9. Statutory notices.
10. Environmental matters (e.g. flooding, land contamination, poor ground conditions, obnoxious neighbours).
11. Tree Preservation Orders.
12. Listed Building or Conservation Area status.
13. Enforcement proceedings (planning or building control).
14. Article 4 directions, planning conditions or Section 106 (or equivalent) agreements.
15. Radon.
16. Underpinning or other concealed structural repairs.
17. Works being required under the Disability Discrimination Act.
18. Electromagnetic fields and transmitters.
19. Defects to the buildings, structures and services.
20. An incorrect description in the Council Tax or Rating List.
21. In the case of long leaseholds, a poorly constructed lease or an ineffective management company.
22. Unlawful use.
23. Undisclosed incentives offered by the vendor or his agent.
24. In the case of dwellings less than 10 years old the absence of an NHBC or equivalent warranty.
25. Lack of FENSA certificates, fire certificates or required licences.
26. Japanese Knotweed, other non-native invasive plant species or any protected plant species including damage or restrictions caused to the use or development of the property by the presence of the above.
27. The presence of animal, bird or amphibian or other wildlife species including protected species (e.g. bats, badgers, newts, owls) and odours, physical damage or any restriction to the use or development of the property caused by the presence of the above.
28. The presence of unexploded bombs or other incendiary devices please note that Penzance, Falmouth and Plymouth are noted to be at high risk, Truro moderate, Newquay, Looe and Launceston low risk. The whole of Devon and Somerset can be taken as low risk with wide areas of Plymouth, Exeter and Exmouth high risk. Minehead and the surrounds of Yeovil moderate risk but the centre of Yeovil increases to high risk.

1.28 SPECIAL ASSUMPTIONS RESERVATIONS, SPECIAL INSTRUCTIONS AND DEPARTURES:

It is assumed that our valuation is not adversely affected by a Section 106 Planning Agreement or other restriction. If this is not the case the valuation will need to be reviewed.

1.29 CONFIRMATION:

The Company is acting as an external valuer. The valuer has the knowledge, skills and understanding to undertake the valuation competently. This report complies with the RICS Valuation Standards.

Any previous material involvement by The Company or its staff is as set out in our Valuation Agreement.

We trust that in the foregoing we have set out sufficient information for your present purposes but if we can be of any further assistance please let us know.



Tom Greed, MRICS (0083917)
RICS Registered Surveyor
For and on behalf of Bradleys Surveyors Ltd
31 – 32 Southernhay East
Exeter
Devon
EX1 1NS

Dated: 16th June 2026