



44A Babbacombe Road
Torquay TQ1 3SN
£850 PCM

44A Babbacombe Road
Torquay TQ1 3SN

£850 PCM



3



1



1



D

Winfields
Sales & Lettings

This 3-bedroom top floor flat offers a comfortable living space with its own private entrance. The bedrooms are generously sized, perfect for families or sharers. The flat features a large open-plan kitchen and lounge area, ideal for socializing and relaxation.

Though there is no outdoor space, the flat benefits from gas central heating and double glazing, ensuring a warm and energy-efficient home. Parking is available on the street.

Contact Winfields Sales and Lettings today to arrange a viewing and secure this lovely property!

- 3 Bedroom
- Central Location

- Top Floor Flat
- Gas Central Heating

- Own Entrance
- Close to Babbacombe Downs



FLOOR PLAN & E.P.C.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

England & Wales

EU Directive
2002/91/EC



Winfields

Sales & Lettings

PAIGNTON
(01803) 320969

322 Torquay Road, Preston
Paignton, Devon TQ3 2DZ

EXETER
(01392) 984126

Unit 2b Manaton Court,
Exeter, Devon EX2 8PF

BRISTOL
(0117) 287 2199

13 Harbury Road, Bristol,
BS9 4PN

www.winfieldsgroup.co.uk

 a family-run
business

 RICS