



8 Marine Gardens
Devon TQ3 2NT
£230,000

Winfields
Sales & Lettings

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£230,000



2



2



1



B

Winfields
Sales & Lettings

- First Floor Apartment (Lift to floor)
- Open plan Lounge/Kitchen
- Close to Town and Seafront
- 2 Bedrooms
- Allocated Parking Space
- Ensuite
- Recently Decorated throughout

Lounge/Kitchen

17'5" x 16'7"

Open plan lounge/kitchen. Maple effect Wall and base units, Mosaic tiles to splashback level, Built in Double oven and gas hob, Cooker hood, Single drainer stainless steel sink with mixer tap, wall mounted boiler, black marble effect worktops

Carpet area in Lounge, Pvc window over front, patio doors with juliette balcony over front garden, radiator.

Bedroom 1

14'8" x 11'3"

Neutral tones on walls, beige carpet, PVC window to side of property, en-suite shower room, radiator.

Bedroom 2

16'8" x 10'11"

PVC window to side of property, neutral tones on walls, Beige carpet, Radiator.

Hallway

Call system with door entry, radiator, carpet throughout, Doors leading to Bedroom one and two, bathroom and storage cupboard.

Bathroom

White 3 piece bathroom suite, white tiles to ceiling over bath and to splashback over sink, Mirror, wall mounted cabinet, glazed PVC window to rear, Beige effect lino flooring.

En suite

Corner shower cubicle, with gas shower, medicine cabinet, white basin and W.C., black and white mosaic lino flooring



FLOOR PLAN & E.P.C.

Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | 87 | 87 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (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 | 86 | 86 |
| (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 |  |



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