



19 Innerbrook Road  
Torquay TQ2 6AG  
£220,000

**Winfields**  
Sales & Lettings

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#### **Kitchen**

15'2" x 10'2"

Selection of Maple effect wall and base units, marble effect laminate worktop, mosaic tiles to splashback level, Tiled flooring, Built in Single oven, Built in ceramic hob, Cooker hood, round insert sink, PVC bay window over front, radiator.

#### **Hallway**

Hallway leading to stairs to upper floor.

#### **Lounge**

12'4" x 12'1"

PVC window over rear, Wood fire surround with Black fireplace, shelving either side of fireplace, radiator, Grey carpet.

#### **Bedroom 1**

12'0" x 9'7"

PVC window over rear, radiator, White emulsion walls, decorative feature wall, grey carpet

#### **Bedroom 2**

11'11" x 8'2"

PVC window over rear, radiator, grey carpet.

#### **Bedroom 3**

8'10" x 5'5"

PVC window over front, radiator, grey carpet.

#### **Bathroom**

7'0" x 4'2"

### **Lower Level Kitchen**

Selection of wall and base units, laminate worktops Tiled to splash back level, , single drainer sink, PVC window to side, electric heater, Slot for electric oven, built in electric ceramic hob, space for under counter fridge, washing machine and tumble dryer, wooden flooring.

### **Lower Level Lounge**

12'10" x 12'1"

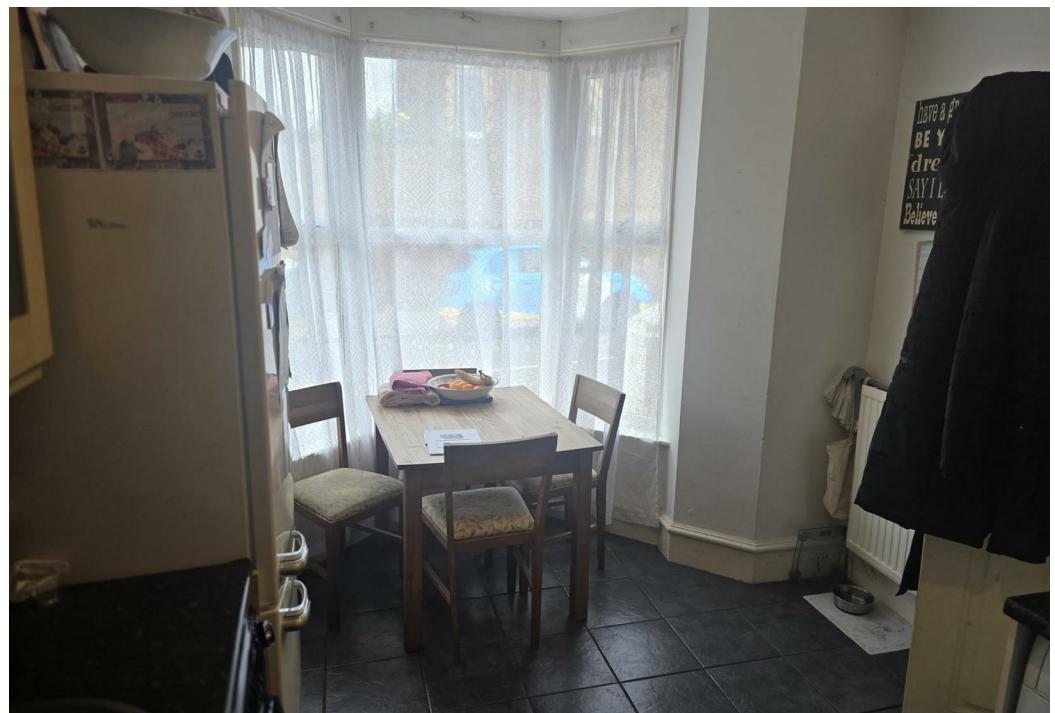
Window over rear, wooden flooring, fireplace inlet.

### **Lower Level Bedroom**

12'10" x 11'11"

PVC glazed window with shelving/storage, cupboards housing fuse board, Wall mounted electric heater, laminate flooring.

### **Lower Level Bathroom**



## FLOOR PLAN & E.P.C.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
		

### Environmental Impact (CO<sub>2</sub>) 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>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
		



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