



68A Sherwell Hill  
Devon TQ2 6LS  
£160,000

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**Winfields**  
Sales & Lettings

- Convenient Location
- Close to local shops
- Off Road Parking
- 2 Bedrooms

#### Lounge

PVC door entrance from steps leading to apartment. Brick fireplace with additional shelving, ornate coving, wooden staircase to attic space, grey carpet

2 x Velux windows, grey carpet, storage cupboard, radiator, PVC window to rear.

#### Kitchen

Cream wall and base units, Stainless steel single drainer sink, tiled to splashback level, wood effect laminate worktops, 2 PVC windows overlooking rear of property, wood effect lino flooring, storage cupboard housing boiler.

#### Bathroom

Grey corner bath, sink, WC, Cream walls, tiles to half level, PVC glazed window to rear, radiator.

#### Bedroom

PVC window to rear, Grey carpet, cream walls, radiator.

#### Attic space





## 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	48	63
(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	45	61
(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		

# Winfields

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