



Flat 1 Rosemont, 4 Beenland Place  
Torquay TQ2 5AF  
£625 PCM

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**Winfields**  
Sales & Lettings

- Electric heating
- Central location
- Kitchen
- 1 Bedroom
- £625 PCM
- Living room
- Ground floor
- Available immediately
- Shower room

#### **Entrance -**

Communal Entrance leads to door into;

#### **Living room -**

13'1" x 13'9"

Window facing the front property. Carpeted flooring. Electric storage heater. TV Point. Electric circuit breaker box.

#### **Kitchen -**

10'5" x 4'11"

Window facing the front of the property. Tiled flooring. Sink with mixer tap over. A range of modern wall and base mounted units with rolled edge work surfaces and tiled splashbacks. Space for washing machine. Space for fridge/freezer. 4 Point hob with oven under and extractor hood over.

#### **Bedroom -**

10'5" x 9'2"

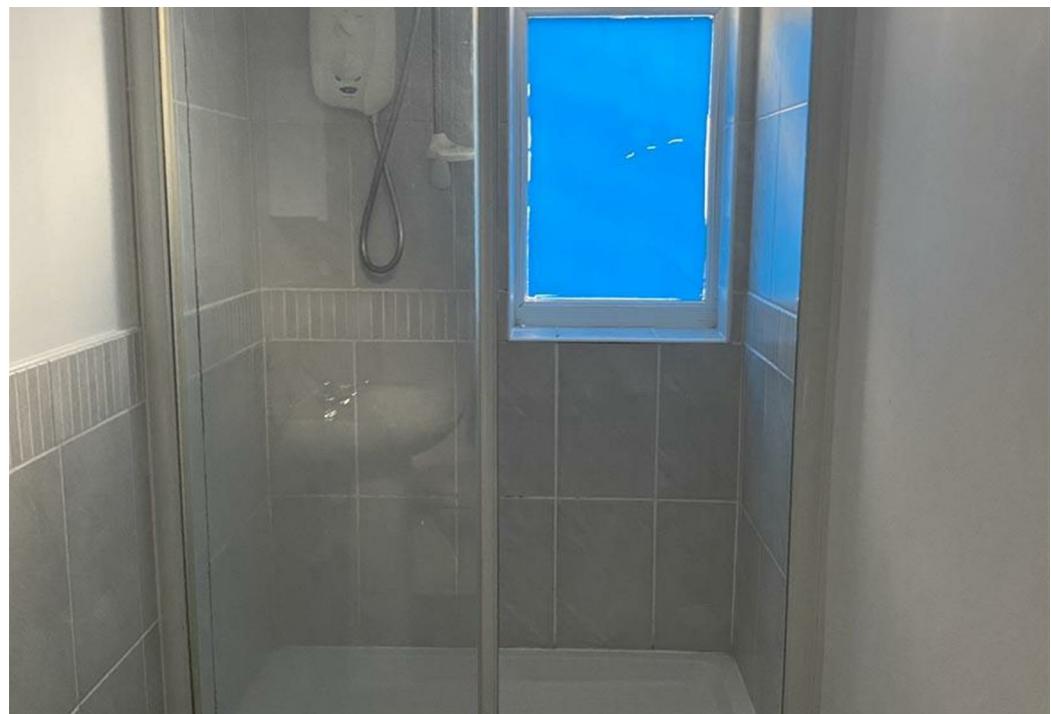
Window facing the rear of the property. Carpeted flooring.

#### **Shower room -**

10'2" x 5'6"

UPVC Obscured double glazed window facing the rear of the property. Tiled flooring and part tiled walls. Low level W/C. Pedestal wash hand basin. Mirror fronted medicine cabinet. Glazed shower cubicle with sliding door, tiled surround and electric shower.





## 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		73
(55-68) D		
(39-54) E		50
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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>		
England & Wales	EU Directive 2002/91/EC	

# Winfields

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PAIGNTON  
(01803) 320969

345 aTorquay Road, Preston  
Paignton, Devon TQ3 2EP

[www.winfieldsgroup.co.uk](http://www.winfieldsgroup.co.uk)

EXETER  
(01392) 984126

Francis Louis House,  
Belmont Road, Exeter  
EX1 2HF

BRISTOL  
(0117) 287 2199

13 Harbury Road, Bristol,  
BS9 4PN

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