



15 Lemon Road  
TQ12 2BA  
**£900 PCM**

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**Winfields**  
Sales & Lettings

Winfields Sales & Lettings proudly presents this contemporary detached house, boasting two generously proportioned bedrooms and parking facilities. Situated in a convenient location, it offers easy access to the train station, shops, and local amenities, all within walking distance.

Viewing is available by appointment only.

- Detached
- Close to Train Station
- 2 Generous Sized Bedrooms
- Central to Newton Abbot

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A 2 Bedroom Detached house in Newton Abbot, the property comprises of: Entrance Lobby, Lounge/Diner, Separate Kitchen, 2 Bedrooms, Family Bathroom, Small Patio, shed, Gas Central Heating, Double Glazed, Parking at the rear for 1 car.





# FLOOR PLAN & E.P.C.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**England & Wales**

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# Winfields

Sales & Lettings

PAIGNTON  
(01803) 320969

345 aTorquay Road, Preston  
Paignton, Devon TQ3 2EP

EXETER  
(01392) 984126

Francis Louis House,  
Belmont Road, Exeter  
EX1 2HF

BRISTOL  
(0117) 287 2199

13 Harbury Road, Bristol,  
BS9 4PN

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

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