



15 Lemon Road  
TQ12 2BA  
£900 PCM

15 Lemon Road  
TQ12 2BA  
£900 PCM



2



1



1



D

**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.

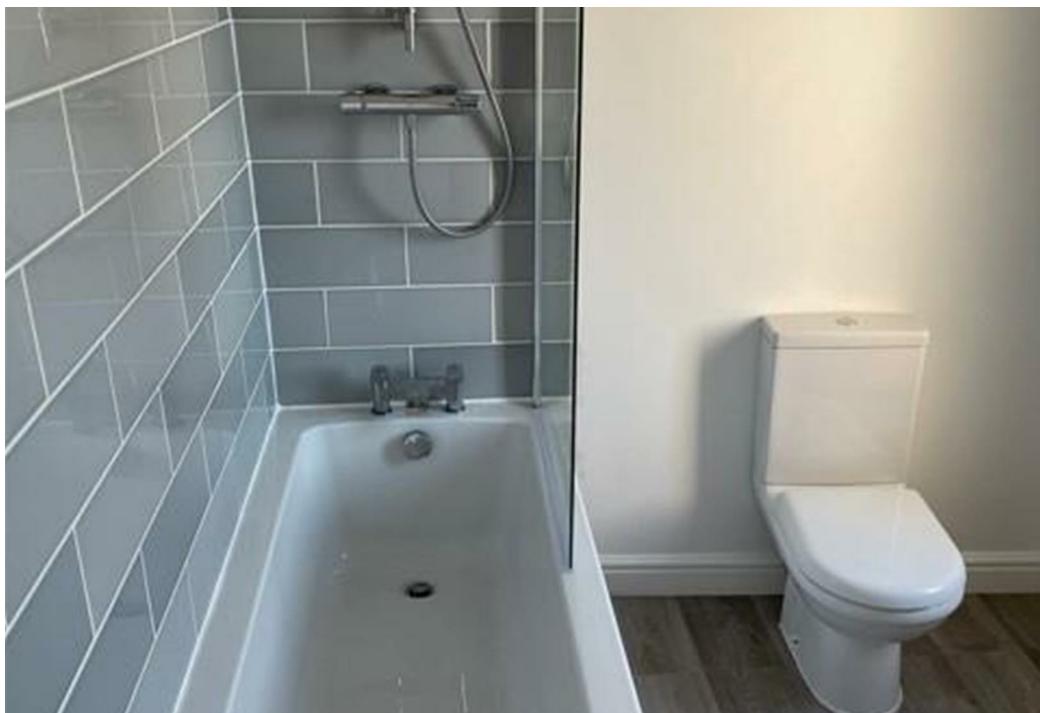
Viewing is available by appointment only.

---

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.

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





## FLOOR PLAN & E.P.C.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	56	
(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 (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

Sales & Lettings

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

 a family-run  
business

 RICS