

flat 1, 4, Beenland place East Street  
Torquay TQ2 5AF  
**£595 Per Calendar Month**



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1



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**Winfields**

Sales & Lettings

- Electric heating
- Central location
- Kitchen
- Managed by us
- 1 Bedroom
- £595 PCM
- Living room
- Ground floor
- Available from October the 16th
- 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) <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>		
<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) <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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

**England & Wales**

EU Directive  
2002/91/EC





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