



12 Kenwyn Road  
Torquay TQ1 1LX  
£1,100 PCM

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**Winfields**  
Sales & Lettings

A well-presented 3-bedroom end of Terrance property in the heart of Torquay. close to local schools and shops. this property has a stunning kitchen/ diner with utility room which has been newly modernized to a high standard. lounge and porch area. the upstairs has 2 double bedrooms and 1 single. The master bedroom has a lovely walk-in wardrobe. A lovely-sized garden set on different levels. This property also consists of gas central heating and double glazing.

- Well presented 3 bedroom property
- Stunning kitchen diner
- Good size back garden
- Close to town centre
- Utility area
- Gas central heating
- Outside storage arear
- Master bedroom with walk in wardrobe
- Double glazed







# 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>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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







# Winfields

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PAIGNTON  
(01803) 320969

345 aTorquay Road, Preston  
Paignton, Devon TQ3 2EP

EXETER  
(01392) 984126

Unit 2b Manaton Court,  
Exeter, Devon EX2 8PF

BRISTOL  
(0117) 287 2199

13 Harbury Road, Bristol,  
BS9 4PN

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

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