



16 Shakespeare Close  
Torquay TQ2 6DA  
£210,000

**Winfields**  
Sales & Lettings

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- Mid terraced family home
- Three bedrooms
- Open kitchen, lounge/diner.
- Bathroom with shower over bath
- Gas Central Heating
- Double Glazing
- Patio area to front of property
- Decked area to the rear

#### **Hallway**

5'8" x 10'7"

Wooden flooring leading to doors to kitchen and Lounge/Dining area, corner cupboard under open staircase, Glazed door to front porch, radiator.

#### **Lounge**

13'7" x 11'1"

#### **Kitchen**

9'3" x 7'11"

Selection of High gloss wall and base units, part tiled to splashback level, Built in oven and hob with extractor fan, Black marble effect worktop, green emulsion walls, space for washing machine and fridge freezer, glazed door to rear courtyard decked area.

#### **Dining Area**

9'3" x 9'3"

#### **Top Landing**

Wooden floors, Storage cupboard.

#### **Bathroom**

6'11" x 6'0"

White suite comprising bath, basin and WC. Sink with stainless steel mixer tap, Bath with overhead electric shower and shower screen, tiled to ceiling level throughout, grey marble effect floor tiles, heated towel rail.

#### **Bedroom 1**

11'0" x 11'4"

White emulsion walls, Beige carpet, window to rear, radiator.

#### **Bedroom 2**

11'5" x 10'2"

White walls, beige carpet, windows over front garden, radiator.

**Bedroom 3**

8'0" x 6'8"

White walls, beige carpet, radiator, window to rear.

**Garage**



## FLOOR PLAN & E.P.C.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	85	
(69-80) C		
(55-68) D	65	
(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	88	
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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