



GFF 297 Teignmouth Road
Torquay TQ1 4RP
£750 PCM

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Winfields
Sales & Lettings

- Ground Floor Flat
- 2 Bedrooms
- Open Plan Kitchen/Living
- Gas Central Heating
- UPVC Double Glazing

SUMMARY -

This stunning two bedroom ground floor flat is being offered to rent for £775 pcm and currently under-going extensive renovation, accommodation briefly comprises of; Communal entrance hall, hallway, open plan living/ kitchen, bathroom, two great size bedrooms and a private garden.

Location

This property is located in a popular residential area with an abundance of local schools nearby to include both primary and secondary. The property is also within close proximity to amenities with a bus stop nearby giving access to the town centre. Torquay Golf club is just a short walk away, as is the much loved precinct of St.Marychurch.

Torquay is home to an array of picturesque landmarks and local attractions to include Living Coasts, Princess Theatre, Kents Cavern and the Model

Village. A variety of beaches are on offer for both sun loungers or water sport enthusiasts with the power boat racing event occurring annually. The new South Devon Highway provides a faster route to the A38 with a journey time of approximately 30minutes to The Cathedral City of Exeter.

ENTRANCE -

UPVC obscured double glazed door into;

COMMUNAL HALL -

Fire alarm. Tiled flooring. Wooden door into;

HALLWAY -

9'2" x 6'2"

Wooden effect flooring. Under stairs storage housing the circuit breaker box. Fire alarm. Doors leading to;

BEDROOM 1 -

14'1" x 11'5"

UPVC double glazed bay windows. Wooden effect flooring. TV point.
Feature fire place. Gas central heating radiator.

OPEN PLAN LIVING/KITCHEN AREA -

18'8" x 10'5"

LIVING AREA;

Feature fire place. Gas central heating radiator. Wooden effect flooring. TV point. Fire alarm.

KITCHEN AREA;

UPVC double glazed windows and door looking/leading out on to the private garden. A range of modern wall and base mounted units with wood effect rolled edge worksurfaces and tiled splashbacks. 4 Point gas hob with oven under. Boiler. Sink with hot and cold taps and drainer. Tiled flooring. Extractor fan.

BATHROOM -

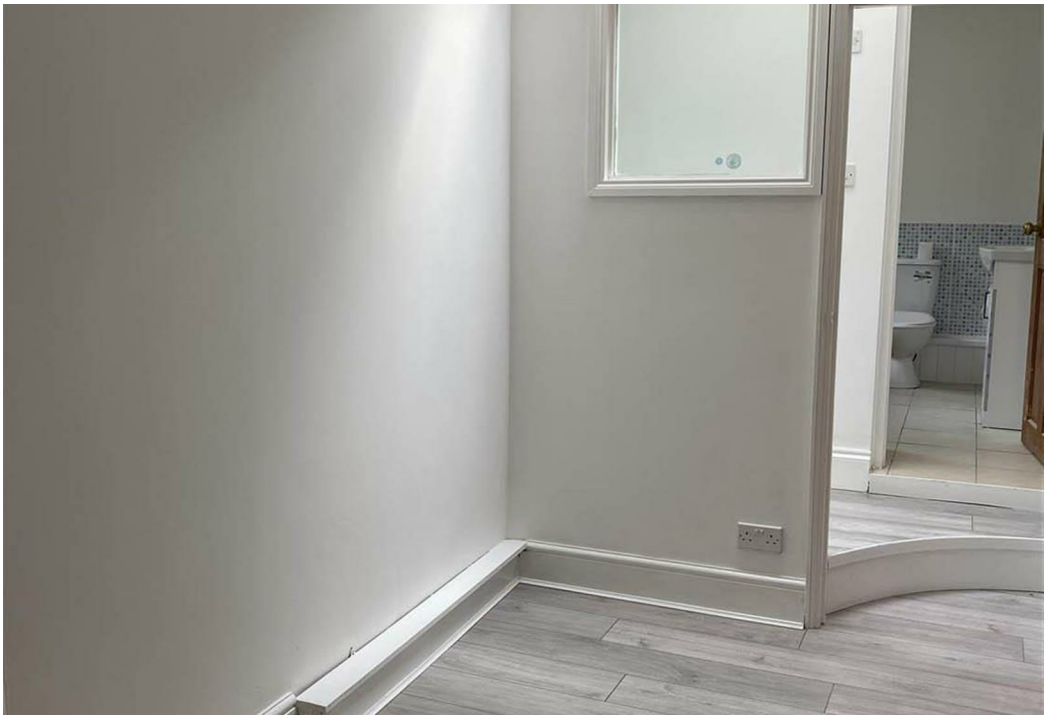
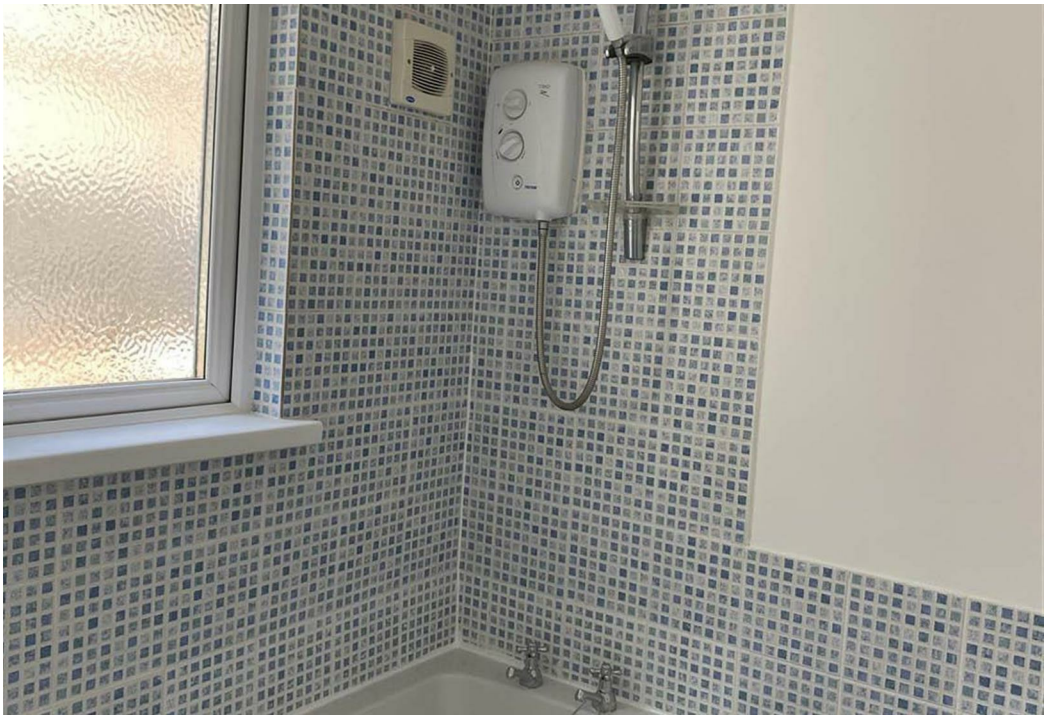
8'2" x 6'6"

UPVC obscured double glazed window. Tiled flooring. Extractor fan. Heated towel rail. Low level W/C. Bath with hot and cold taps and electric shower above with tiled surround. Pedestal wash hand basin with storage under.

BEDROOM 2 -

11'5" x 6'2"

Single glazed window. Sky light. Gas central heating radiator.



FLOOR PLAN & E.P.C.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(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 (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C	68	69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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