

10a Little Princes  
Torquay TQ1 2LF  
£425 PCM





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**Winfields**  
Sales & Lettings

- Ground Floor Studio Flat
- Own Entrance
- Lounge/Bedroom
- Separate Kitchen
- Shower Room/WC
- Laundry Room
- Water Included In Rent
- Unfurnished

#### Entrance -

Wooden door into;

#### LOUNGE/BEDROOM

19'5" x 6'4"

Window facing the front of the property. Carpeted flooring. Electric radiator. Fire alarm.

#### KITCHEN

9'0" x 6'9"

Window facing the rear of the property. Tiled effect laminate flooring. Stainless steel sink with drainer. A range of wall and base mounted units with tiled splash backs. 4 point hob oven.

#### SHOWER ROOM

9'9" x 2'7"

Pedestal wash hand basin with tiled splashback. Low level W/C. Tiled shower with electric shower. Wood effect flooring.

#### Location -

The property is set in a popular position, just half a mile from Torquay harbour and town centre, and moments from beautiful beaches including Meadfoot Beach. Torquay offers an excellent choice of shopping, supermarkets, leisure facilities and local amenities, including schools, with the outstanding-rated Stokeinteignhead School and Torquay Girls and Boys' Grammar Schools found in the town. Torquay's mainline station provides direct services to Exeter, with some direct trains to London Paddington, and others connecting at Newton Abbot. Leisure activities in the area include sailing and a variety of other water sports as well as walking, riding or cycling along the South West Coastal Path, which passes close by the property. There is also golf at Torquay Golf Course, which is just three miles away. Torbay, known as 'the English Riviera', has over 10 miles of coastline combining the towns of Torquay, Paignton and Brixham and featuring a splendid mix of cliff tops,

beaches and hidden coves. The cathedral city of Exeter, approximately 22 miles away, is the most thriving city in the South West. The city offers a wealth of cultural activities with the theatre, the museum, arts centre and a variety of good shopping. Many primary and secondary schools can be found in Exeter including Exeter School and The Maynard School.





# 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>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</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>		<b>70</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>32</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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