

120a Westhill Road  
Torquay TQ1 4NT  
**£850 PCM**

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**Winfields**  
Sales & Lettings

- Top Floor Flat
  - uPVC Double Glazed
  - Small Garden
  - 2 Bedroom
  - Unfurnished
  - Close to Local School
  - Gas Central Heating
  - No Parking
-





# 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



# Winfields

Sales & Lettings

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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