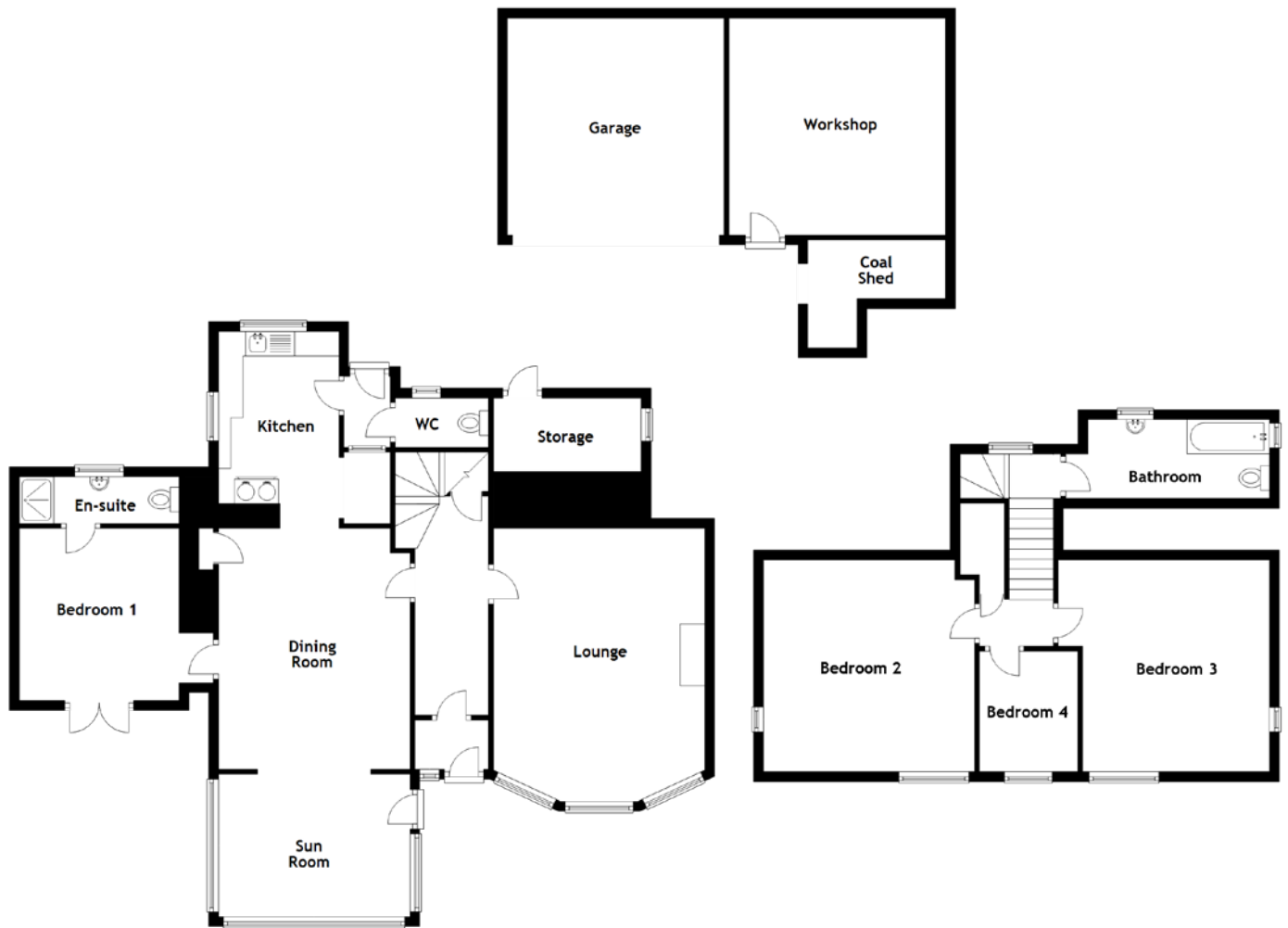


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.55m (18'3") x 4.30m (14'1")
Kitchen	3.90m (12'10") x 2.45m (8'1")
Dining Room	4.90m (16'1") x 3.90m (12'10")
Sun Room	3.90m (12'10") x 2.90m (9'6")
WC	1.90m (6'3") x 1.00m (3'4")
Bedroom 1	3.50m (11'6") x 3.25m (10'8")
En-suite	3.25m (10'8") x 1.00m (3'3")
Bedroom 2	4.30m (14'1") x 4.30m (14'1")

Bedroom 3	4.30m (14'1") x 3.80m (12'6")
Bedroom 4	2.45m (8') x 2.00m (6'7")
Bathroom	4.15m (13'7") x 1.60m (5'3")
Storage	3.00m (9'10") x 1.50m (4'11")
Garage	4.40m (14'5") x 4.40m (14'5")
Workshop	4.45m (14'7") x 4.40m (14'5")
Coal Shed	2.80m (9'2") x 2.20m (7'2")

Gross internal floor area (m<sup>2</sup>): 134m<sup>2</sup>  
EPC Rating: F

