

# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 94m<sup>2</sup> | EPC Rating: D

Extras: All fitted floor coverings, blinds, curtains, and light fittings are included in the sale; other soft furnishings, electrical items and a jacuzzi are by separate negotiation.

Services: Mains electricity, drains, water and electrical heating system.

Note: Planning permission to erect a single-storey extension to the rear of the property has been applied for and granted.

