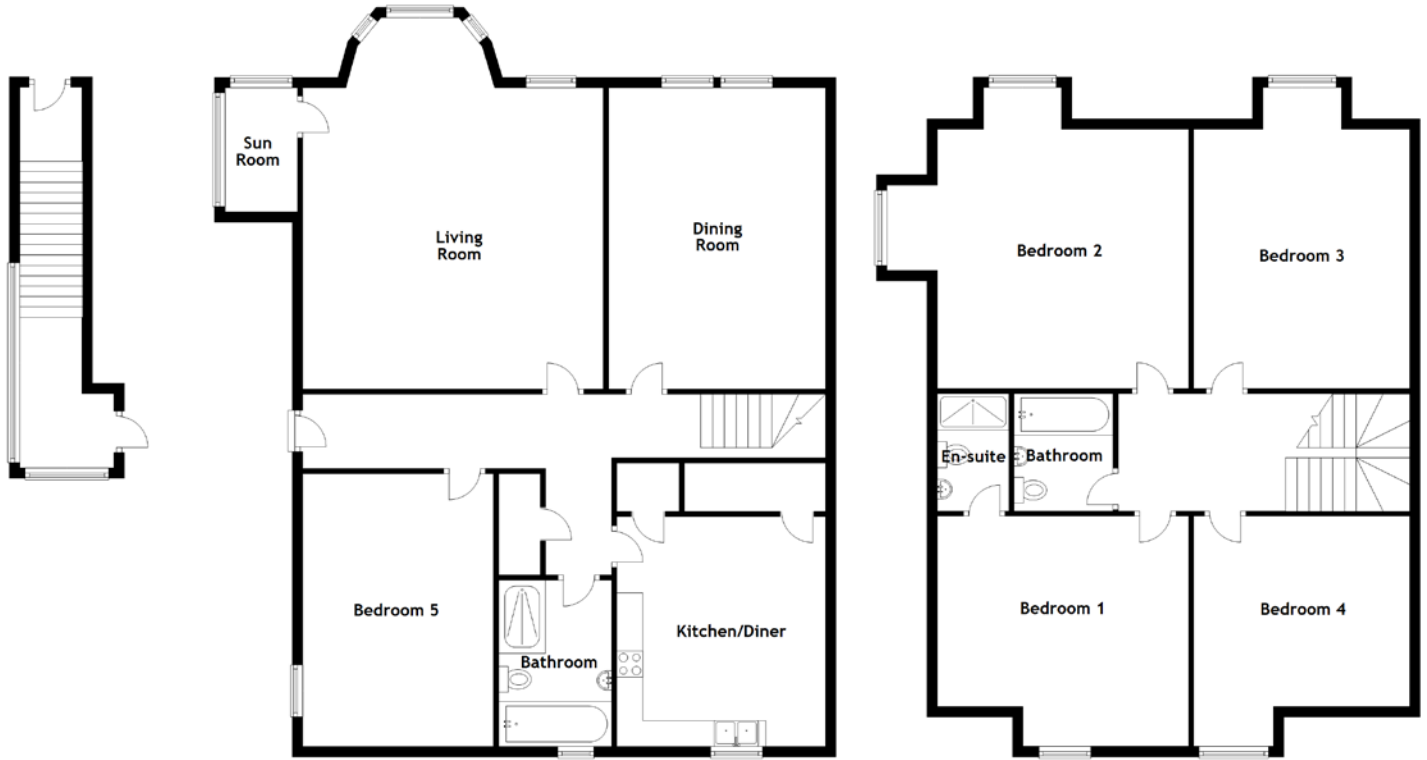


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Ground Floor

Living Room	7.15m (23'5") x 5.78m (19')
Sun Room	2.39m (7'10") x 1.39m (4'7")
Dining Room	5.80m (19') x 4.17m (13'8")
Kitchen/Diner	4.42m (14'6") x 4.01m (13'2")
Bathroom	3.20m (10'6") x 1.83m (6')
Bedroom 5	5.25m (17'3") x 3.67m (12')

First Floor

Bathroom	2.32m (7'7") x 1.90m (6'3")
Bedroom 1	4.83m (15'10") x 4.33m (14'2")
En-suite	2.32m (7'7") x 1.38m (4'6")
Bedroom 2	4.99m (16'4") x 4.83m (15'10")
Bedroom 3	4.99m (16'4") x 4.15m (13'7")
Bedroom 4	4.33m (14'2") x 4.15m (13'7")

Gross internal floor area (m²): 250m²

EPC Rating: D

