

# East Garden Cottage

Approximate Dimensions  
(Taken from the widest point)

|             |                                |
|-------------|--------------------------------|
| Lounge      | 4.20m (13'9") x 4.00m (13'1")  |
| Dining Area | 3.98m (13'1") x 1.70m (5'7")   |
| Kitchen     | 3.30m (10'10") x 3.10m (10'2") |
| Bedroom 1   | 4.60m (15'1") x 4.00m (13'1")  |
| Bedroom 2   | 4.10m (13'5") x 4.00m (13'1")  |
| Bathroom    | 3.10m (10'2") x 2.00m (6'7")   |

Gross internal floor area (m<sup>2</sup>): 80m<sup>2</sup>

EPC Rating: E

