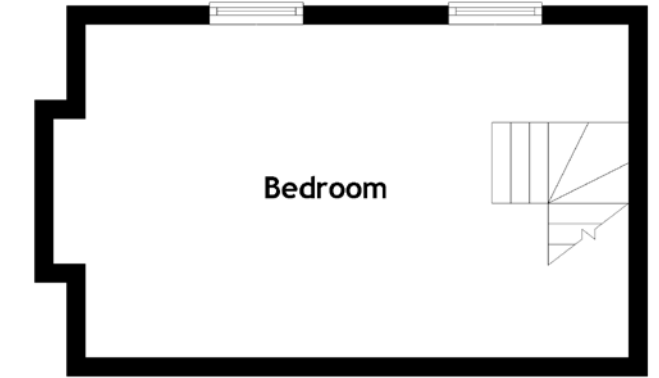
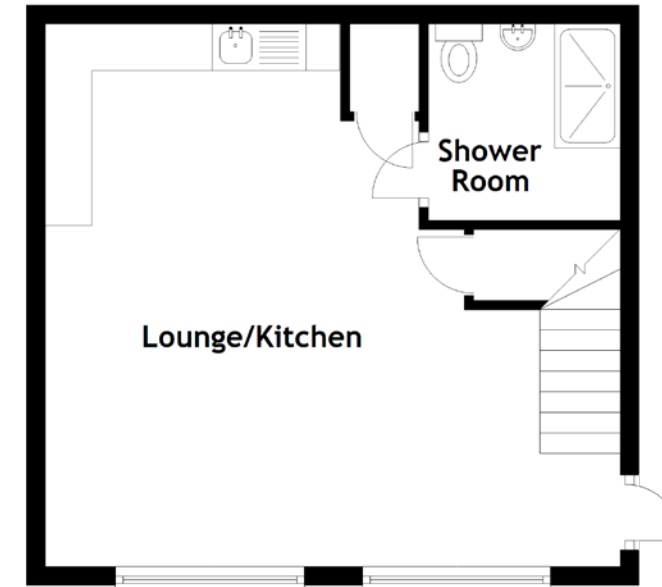
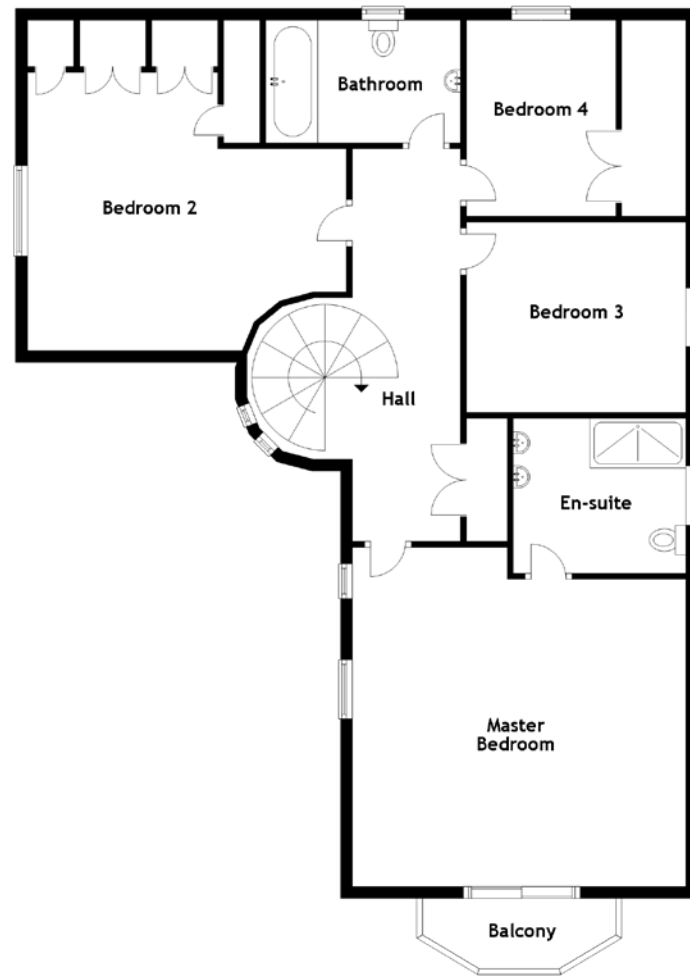
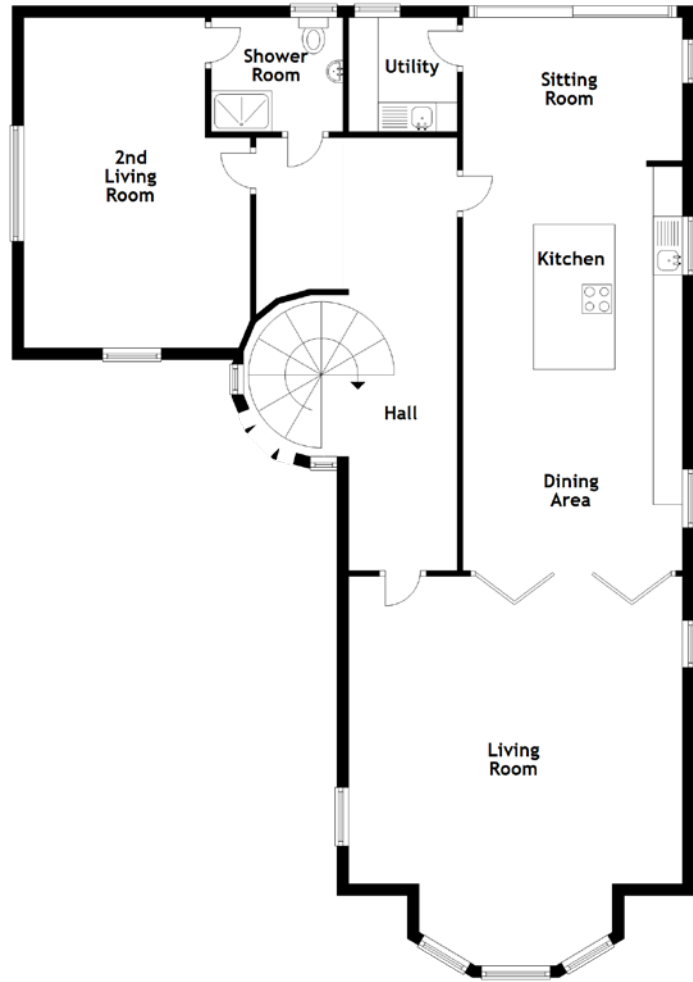


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge/Kitchen	6.15m (20'2") x 5.80m (19')
Bedroom	5.80m (19') x 3.55m (11'8")
Shower Room	2.10m (6'11") x 2.05m (6'9")

Gross internal floor area (m<sup>2</sup>): 215m<sup>2</sup> (inc house)

EPC Rating: B (inc house)

Approximate Dimensions (Taken from the widest point)

Living Room	6.65m (21'10") x 5.70m (18'8")
Kitchen	6.90m (22'8") x 3.80m (12'6")
Dining Area	3.75m (12'4") x 2.45m (8')
Utility	1.96m (6'5") x 1.75m (5'9")
2 <sup>nd</sup> Living Room	5.65m (18'6") x 3.87m (12'8")
Shower Room	2.35m (7'9") x 1.96m (6'5")
Master Bedroom	5.60m (18'4") x 5.15m (16'11")

En-suite	2.95m (9'8") x 2.55m (8'4")
Bedroom 2	5.53m (18'2") x 4.75m (15'7")
Bedroom 3	3.75m (12'4") x 3.25m (10'8")
Bedroom 4	3.35m (11'1") x 2.55m (8'5")
Bathroom	3.40m (11'2") x 2.10m (6'11")

Gross internal floor area (m<sup>2</sup>): 215m<sup>2</sup> (inc annexe)

EPC Rating: B (inc annexe)

