

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.85m (19'2") x 3.85m (12'8")
Sunroom	4.60m (15'1") x 4.60m (15'1")
Dining Room/Bedroom 4	4.10m (13'5") x 4.05m (13'3")
Kitchen	4.55m (14'11") x 4.05m (13'3")
WC	1.85m (6'1") x 1.15m (3'9")
Utility	2.00m (6'7") x 1.15m (3'9")
Bedroom 1	5.80m (19') x 3.85m (12'8")

Bedroom 2	4.05m (13'3") x 3.35m (11')
Bedroom 3	4.05m (13'3") x 2.35m (7'8")
Shower Room	2.30m (7'7") x 1.80m (5'11")

Gross internal floor area (m²): 137m²
EPC Rating: D

Extras: Floor coverings, light fittings, blinds and window dressings.

