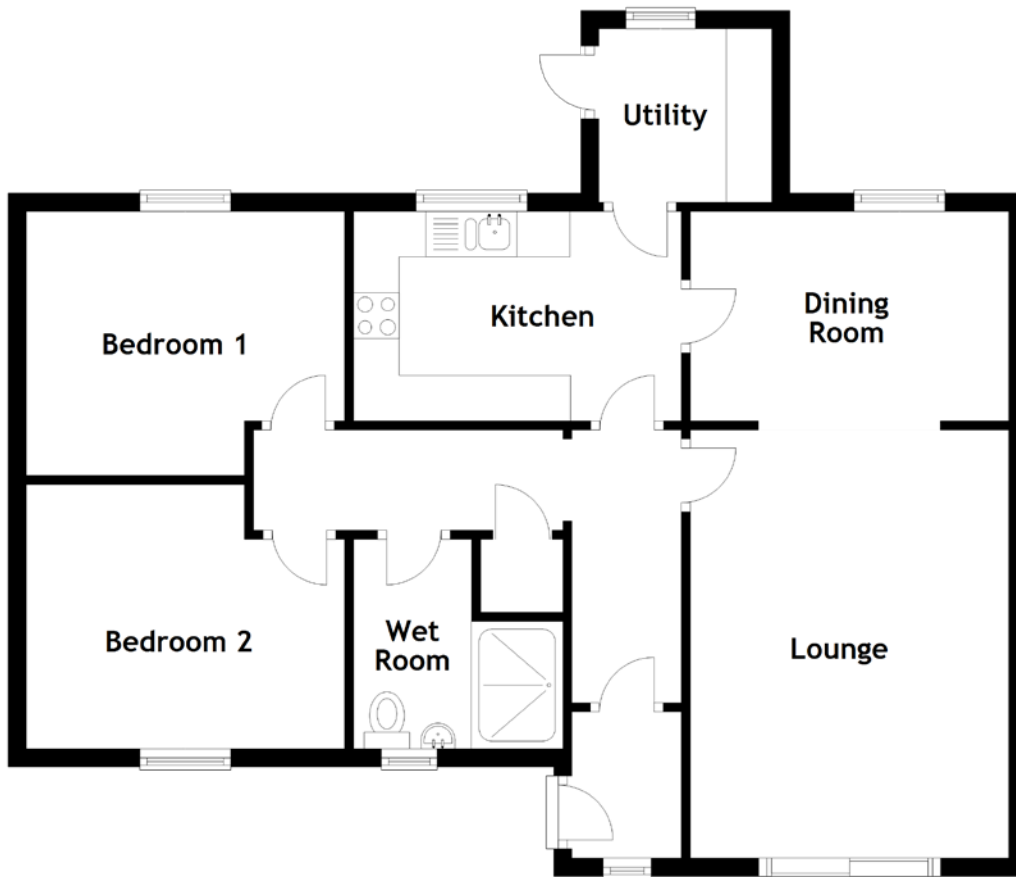


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	4.70m (15'5") x 3.50m (11'6")
Dining Room	3.50m (11'6") x 2.30m (7'7")
Kitchen	3.60m (11'10") x 2.30m (7'7")
Utility	1.90m (6'3") x 1.90m (6'3")
Bedroom 1	3.50m (11'6") x 2.90m (9'6")
Bedroom 2	3.50m (11'6") x 2.90m (9'6")
Wet Room	2.30m (7'7") x 2.30m (7'7")

Gross internal floor area (m²): 75m²
EPC Rating: E

Services: Mains, electricity, private drains to a soak away and septic tank, private water and LPG heating system.

Extras: All fitted floor coverings, blinds, curtains, integrated kitchen appliances and light fittings are included in the sale. The garden shed and greenhouse will remain. Other soft furnishings are available by separate negotiation.

