

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.40m (17'9") x 3.20m (10'6")
Sun Room	3.20m (10'6") x 2.40m (7'10")
Office/Bedroom	3.20m (10'6") x 3.10m (10'2")
Dining Room	4.30m (14'1") x 3.20m (10'6")
Kitchen	4.30m (14'1") x 2.20m (7'3")
WC	1.80m (5'11") x 1.00m (3'3")
Bedroom 1	4.70m (15'5") x 3.20m (10'6")
Bedroom 2	3.80m (12'6") x 3.20m (10'6")

Study	3.20m (10'6") x 1.50m (4'11")
Bathroom	2.40m (7'10") x 1.90m (6'3")
Workshop	12.40m (40'8") x 5.00m (16'5")
Store	2.20m (7'3") x 1.80m (5'11")

Gross internal floor area (m²): 121m²

EPC Rating: F

Extras: Double glazing and gas central heating throughout, floor coverings, light fittings, and the stove in the kitchen.

