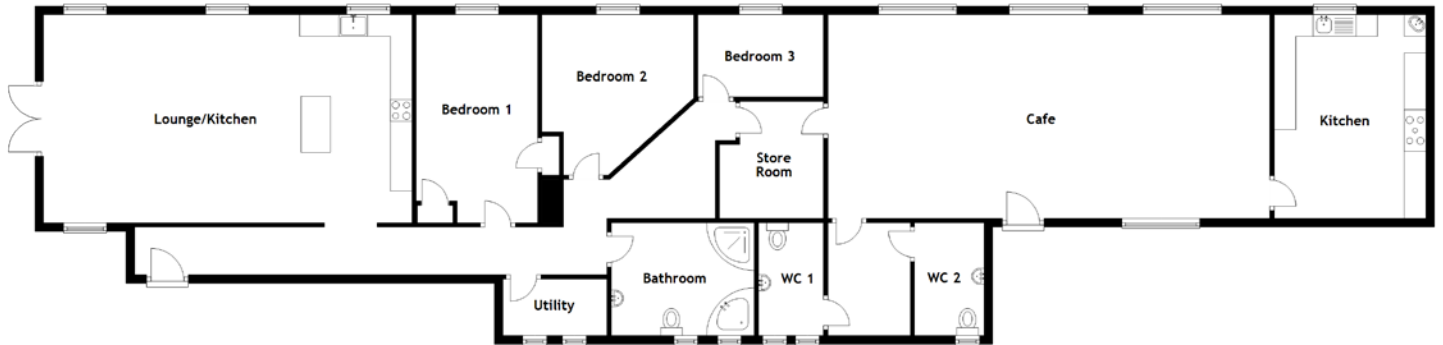


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge/Kitchen	8.50m (27'11") x 4.80m (15'9")
Utility	2.40m (7'10") x 1.30m (4'3")
Bedroom 1	4.80m (15'9") x 2.80m (9'2")
Bedroom 2	3.70m (12'2") x 3.50m (11'6")
Bedroom 3	2.90m (9'6") x 1.90m (6'3")
Bathroom	3.30m (10'10") x 2.60m (8'6")

Cafe	10.20m (33'6") x 4.80m (15'9")
Kitchen	4.80m (15'9") x 3.50m (11'6")
Store Room	2.70m (8'10") x 2.40m (7'10")
WC 1	2.60m (8'6") x 1.50m (4'11")
WC 2	2.60m (8'6") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 102m<sup>2</sup>  
EPC Rating: C

