

DURDEN & HUNT

INTERNATIONAL



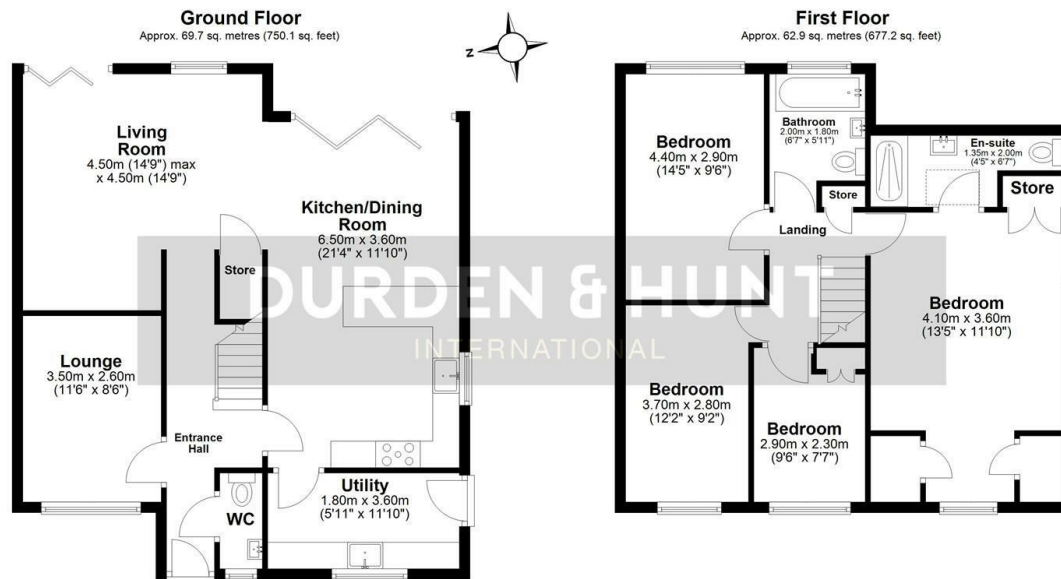
The Moat, Toot Hill CM5

Asking Price £800,000

- Village Location
- Good Sized Garden
- Downstairs WC & Utility Room
- Three Additional Bedrooms
- Garage & Off Road Parking
- Open Plan Living
- Additional Reception Room
- Beautifully Presented Throughout
- Stylish Kitchen
- Primary Bedroom With En Suite

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Total area: approx. 132.6 sq. metres (1427.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

The Moat

Viewings

Viewings by arrangement only.
Call 01277402068 to make an appointment.

Council Tax Band

D

EPC Rating:

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100+
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC