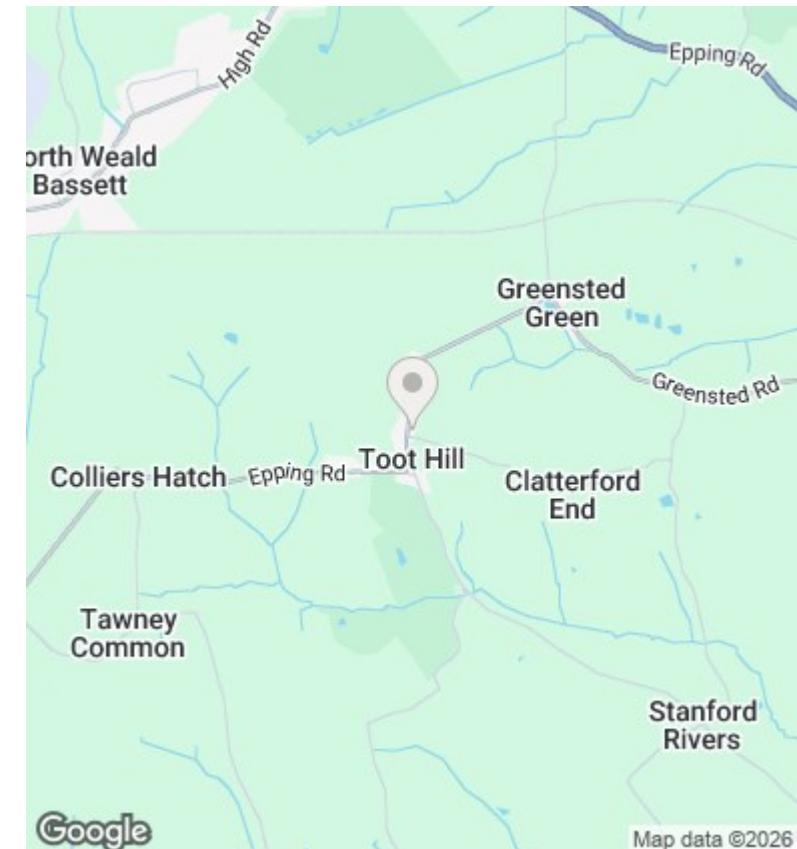
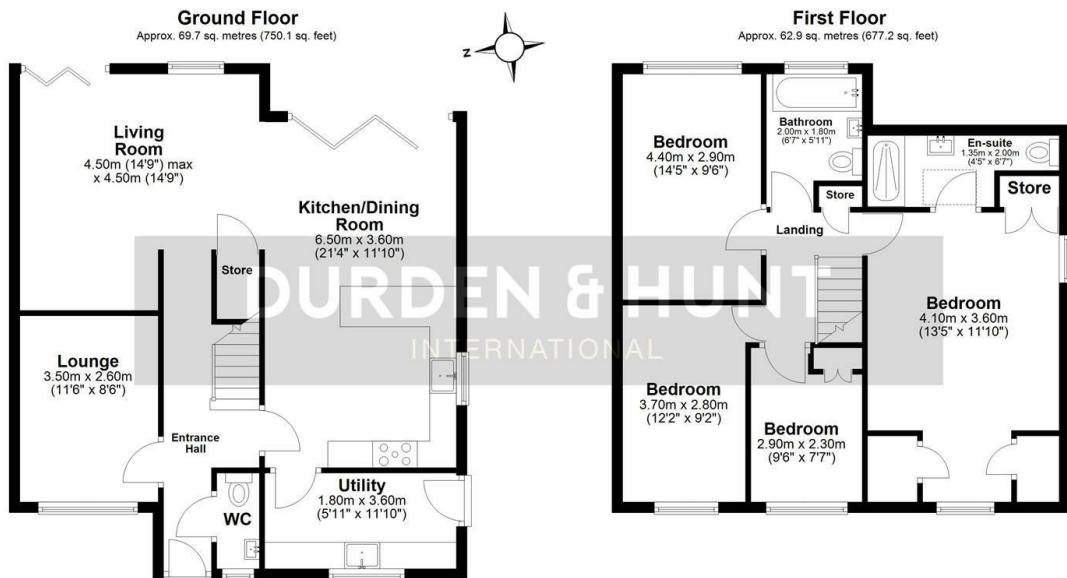




## The Moat, Toot Hill CM5

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



## 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