

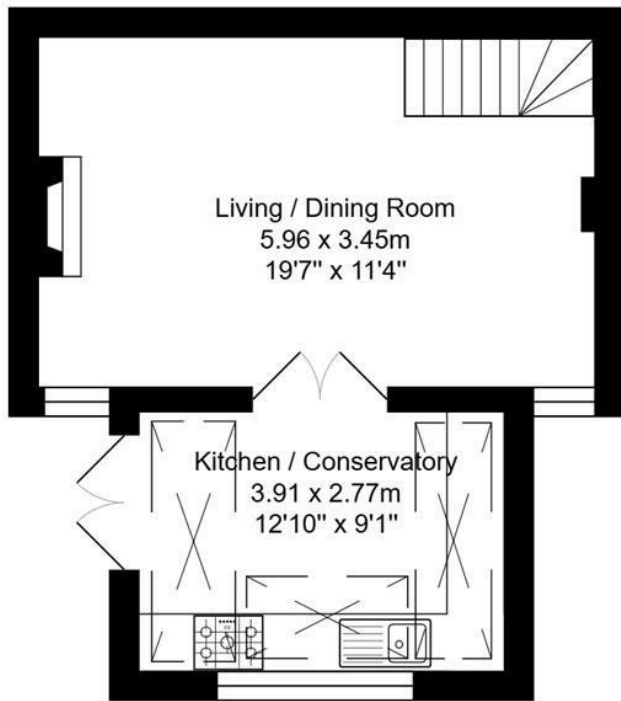


**252 Turleigh  
Bradford-On-Avon, Wiltshire BA15 2HG  
Guide Price £400,000**

CHARMING VILLAGE HOME in ever sought after Turleigh between Bath & Bradford-on-Avon.



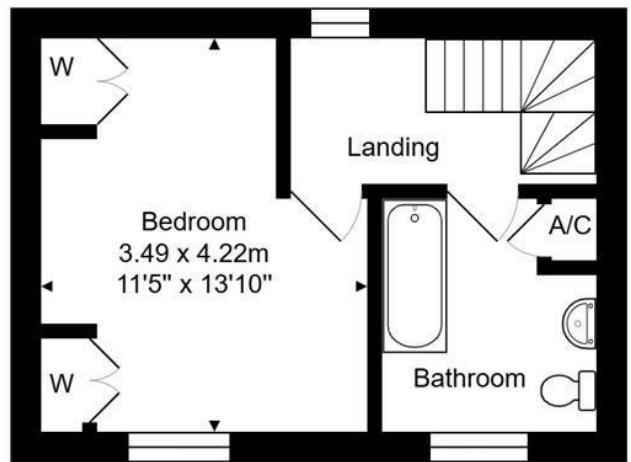




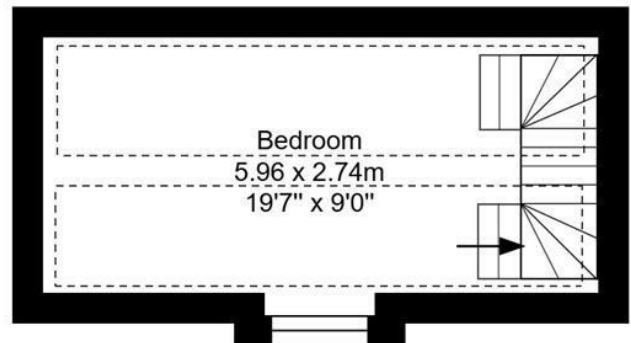
Ground Floor  
Area: 30.8 m<sup>2</sup> ... 332 ft<sup>2</sup>



Total Area: 71.2 m<sup>2</sup> ... 766 ft<sup>2</sup>



First Floor  
Area: 25.6 m<sup>2</sup> ... 275 ft<sup>2</sup>



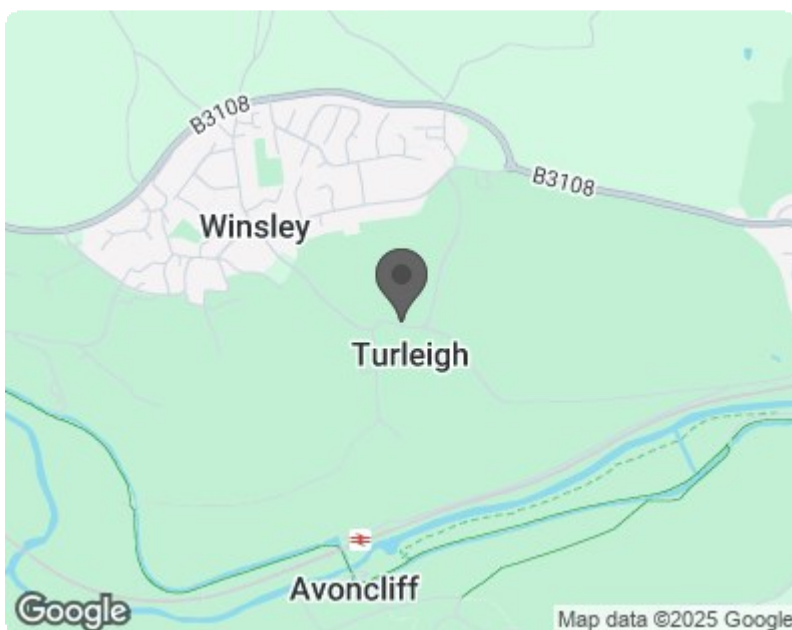
Top Floor  
Area: 14.8 m<sup>2</sup> ... 159 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.

Area includes internal and external wall thickness

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) <b>A</b>		
(69-80) <b>B</b>		
(55-68) <b>C</b>		
(39-54) <b>D</b>		
(21-38) <b>E</b>		
(1-20) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	