



# Olive

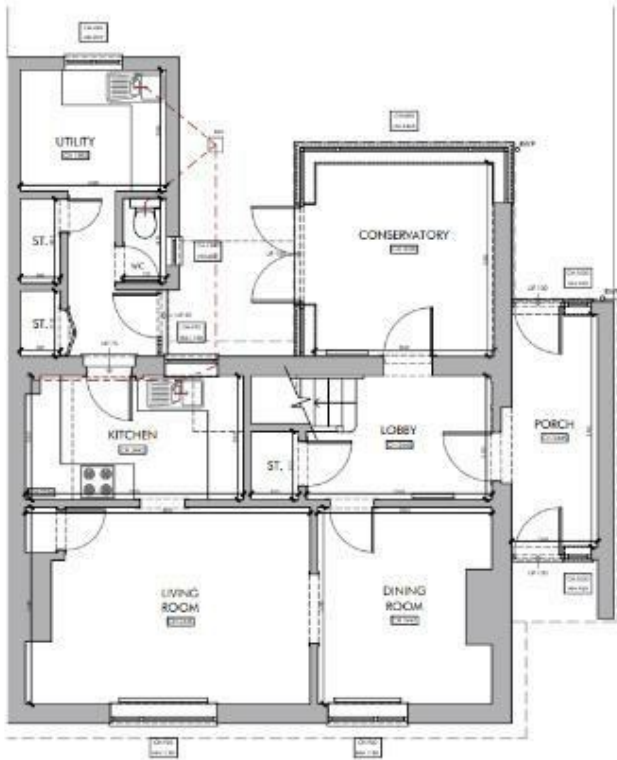
ESTATE AGENTS



## 3 Orchard Close, Highbridge, TA9 4JL £295,000

\*\*\* FLOOR PLANS AND VIRTUAL TOURS TO BE ADDED ON MONDAY \*\*\* DECEPTIVELY SPACIOUS, EXTENDED, SEMI-DETACHED FAMILY HOME \*\*\* PLANNING PERMISSION FOR A VERY LARGE EXTENSION \*\*\* ENTRANCE HALL AND ENTRANCE PORCH LEADING TO THE FRONT AND REAR GARDEN \*\*\* LIVING ROOM \*\*\* PLAY ROOM \*\*\* KITCHEN \*\*\* REAR HALLWAY WITH STORAGE \*\*\* UTILITY ROOM \*\*\* CLOAKROOM \*\*\* THREE DOUBLE BEDROOMS \*\*\* FAMILY BATHROOM \*\*\* OFF STREET PARKING FOR 3 VEHICLES \*\*\* ADDITIONAL ON STREET PARKING \*\*\* GENEROUS REAR GARDEN WITH TWO TIMBER OUTBUILDINGS (WITH POWER) \*\*\* HOT TUB / ENTERTAINING SHELTER \*\*\* COMMUNAL GREEN / GARDENS WITH KIDS PLAY AREA \*\*\*





GROUND FLOOR PLAN | AS EXISTING



FIRST FLOOR PLAN | AS EXISTING

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			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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