



Olive

ESTATE AGENTS



5 Trinity Close, Wedmore, Somerset BS28 4NB £450,000

*** LOVELY FOUR BEDROOM DETACHED FAMILY HOME SITUATED IN A QUIET AND DESIRABLE CUL-DE-SAC IN BLACKFORD *** LIVING ROOM *** DINING ROOM *** KITCHEN / DINING & FAMILY ROOM *** UTILITY ROOM *** CLOAKROOM *** FOUR BEDROOMS *** MASTER EN-SUITE SHOWER ROOM *** FAMILY BATHROOM *** GARAGE & OFF STREET PARKING *** REAR TERRACE AND GARDEN *** EPC TBC *** COUNCIL TAX BAND F *** FREEHOLD ***



Floor 0



Floor 1



Approximate total area⁽¹⁾
1337 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(52-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		