



# Olive

ESTATE AGENTS



## 26 Worston Lane, Burnham-On-Sea, Somerset TA8 1LY £269,950

\*\*\* PLEASE CHECK OUT OUR SPECTACULAR NEW MARKETING AND VIDEOS FOR THE ROOM DESCRIPTIONS \*\*\* EXTENDED, SPACIOUS FAMILY HOME \*\*\* LIVING ROOM \*\*\* LARGE KITCHEN / DINING & FAMILY ROOM \*\*\* STORE ROOM \*\*\* CLOAKROOM \*\*\* CONSERVATORY \*\*\* TWO GENEROUS BEDROOMS \*\*\* FAMILY BATHROOM WITH A SHOWER \*\*\* 100FT+ REAR GARDEN \*\*\* USEFUL TIMBER OUTBUILDING / HOME OFFICE / ETC \*\*\* LARGER THAN AVERAGE GARAGE \*\*\* EPC RATING D \*\*\* COUNCIL TAX BAND B \*\*\*

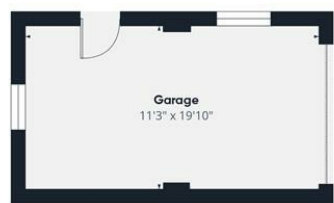




Floor 0 Building 1



Floor 3 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1100 ft<sup>2</sup>  
Reduced headroom  
11 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

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

2C Bath Street, Cheddar, Somerset, BS27 3AA  
Tel: 01934 742966  
enquiries@oliveproperties.uk  
oliveproperties.uk

