



# Olive

ESTATE AGENTS



## Templers Cuck Hill, Winscombe, BS25 1RA £650,000

\*\*\* HUGELY SPACIOUS FAMILY HOME IN NEED OF MODERNISING, WITH A SPECTACULAR PLOT, SPECTACULAR VIEWS, LARGE DETACHED DOUBLE GARAGE AND AMPLE OFF STREET PARKING \*\*\* ALMOST 2,500 SQ/FT OF ACCOMMODATION \*\*\* VACANT WITH NO ONWARD CHAIN \*\*\* HUGE FRONT TO BACK LIVING ROOM \*\*\* LARGE DINING ROOM \*\*\* KITCHEN / DINING & FAMILY ROOM \*\*\* FIVE DOUBLE BEDROOMS \*\*\* TWO BATHROOMS AND A HIDDEN SHOWER IN THE MAIN BEDROOM \*\*\* UTILITY ROOM & 2 SEPARATE CLOAKROOMS \*\*\*





Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
 2453 ft<sup>2</sup>  
 Balconies and terraces  
 152 ft<sup>2</sup>  
 Reduced headroom  
 73 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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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