



# 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 \*\*\* EPC D \*\*\* COUNCIL TAX BAND F \*\*\* FREEHOLD \*\*\*





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.

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