



# Olive

ESTATE AGENTS



## 5 Elder Close, Wedmore, BS28 4FD £595,000

\*\*\* DECEPTIVELY SPACIOUS, DETACHED FAMILY HOME \*\*\* SUPER HIGH CEILINGS ON THE GROUND FLOOR / VAULTED CEILINGS ON THE FIRST FLOOR \*\*\* BEAUTIFULLY APPOINTED, FRONT TO BACK KITCHEN / DINING & FAMILY ROOM \*\*\* FRONT TO BACK LIVING ROOM \*\*\* UTILITY ROOM \*\*\* CLOAKROOM \*\*\* THREE BEDROOMS \*\*\* MASTER EN-SUITE \*\*\* FAMILY BATHROOM \*\*\* VERY GENEROUS (LARGER THAN AVERAGE FOR THIS TYPE OF PROPERTY) REAR GARDEN \*\*\* GARAGE AND PARKING \*\*\* COUNCIL TAX - BAND E \*\*\* EPC - BAND B \*\*\*





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>1)</sup>  
1384 ft<sup>2</sup>

(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	