



# Olive

ESTATE AGENTS



## Otranto Kingsway, Highbridge, TA9 4NT £475,000

\*\*\* EXCEPTIONALLY WELL PRICED DETACHED FAMILY HOME IN NEED OF A THOROUGH REFURBISHMENT PROGRAMME \*\*\* ALMOST 1,800 SQ/FT OF ACCOMMODATION \*\*\* TWO SEPARATE DRIVEWAYS \*\*\* LARGE SINGLE GARAGE AND DETACHED DOUBLE GARAGE \*\*\* FABULOUS SURROUNDING PLOT \*\*\* LIVING ROOM \*\*\* DINING ROOM \*\*\* KITCHEN \*\*\* GARDEN ROOM \*\*\* FIVE BEDROOMS \*\*\* FAMILY BATHROOM \*\*\* NO ONWARD CHAIN \*\*\* COUNCIL TAX - BAND D \*\*\* EPC - TBC

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Floor 0



Floor 1



Approximate total area<sup>10</sup>  
1778 ft<sup>2</sup>  
Reduced headroom  
1 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	