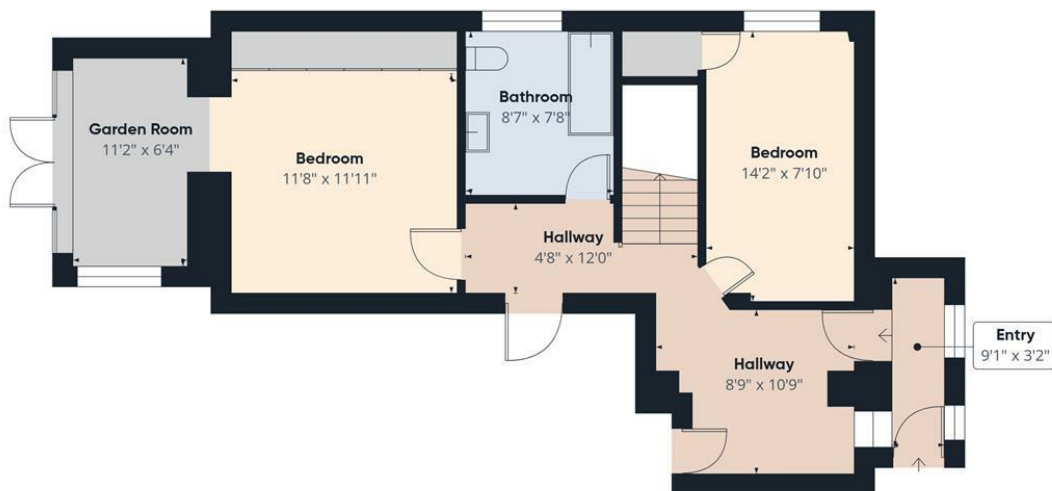




114A Spring Hill, Weston-Super-Mare, Somerset BS22 9BD

£335,000

*** HUGELY DECEPTIVE BARN CONVERSION WITH SPECTACULAR VIEWS *** LARGE ENTRANCE HALL WITH STONE ARCHED FEATURE *** TWO LARGE BEDROOMS, FAMILY / GARDEN ROOM AND FAMILY BATHROOM ON THE GROUND FLOOR *** LARGE KITCHEN / FAMILY ROOM, LARGE LIVING ROOM, UTILITY ROOM & CLOAKROOM ON THE FIRST FLOOR *** REAR TERRACE AND GARDEN OFF THE GROUND FLOOR *** REAR BALCONY AND FABULOUS VIEWS OFF THE FIRST FLOOR LIVING ROOM *** GARAGE PARKING FOR 1 VEHICLE *** EXTREMELY QUIET, PRIVATE LANE ACCESS ***



Floor 0



Floor 1



Approximate total area⁽¹⁾
1145 ft²
Balconies and terraces
100 ft²
Reduced headroom
1 ft²

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