

Coach House

Lounge 5.6m (18'4") ave x 3.0m (9'10")

Bedroom 1 4.15m (13'7") ave x 3.5m (11'6") ave

Bedroom 2 3.1m (10'2") x 3.0m (9'10")

Bathroom 2.05m (6'8") x 1.7m (5'7")

Kitchen/Breakfast room 3.15m (10'4") x 3.0m (9'10")

GROUND FLOOR

Entrance lobby

Kitchen

Ceramic tiles to floor.
Integrated oven and washer dryer.
Plumbing for dishwasher.
Howdens fully fitted kitchen.

Cloakroom to ground floor.

Large living room.

Quality fitted carpets.
Large patio doors giving access to enclosed paved courtyard with gated rear access to Webb Court.

FIRST FLOOR

Bathroom

Bath with bath shower mixer and bath shower screen.
Ceramic tiles to floor.
Rooflight.

Bedrooms 1 & 2

Quality fitted carpets.
Bedroom 1 Feature vaulted ceiling and dormer window.
Bedroom 2 Rooflight to rear.

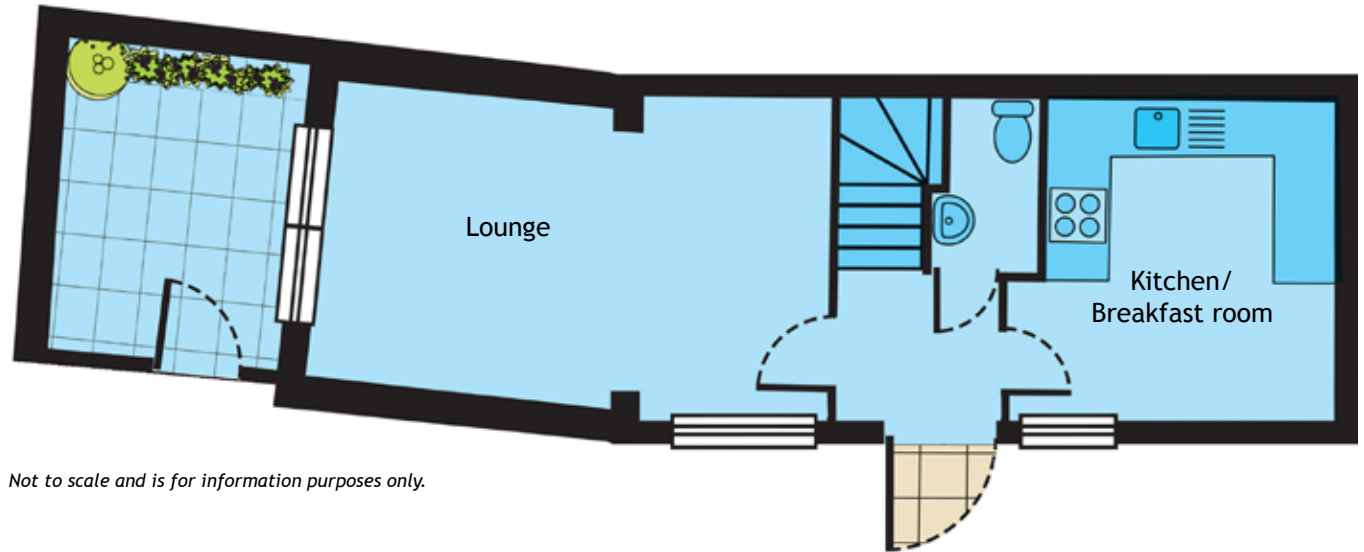
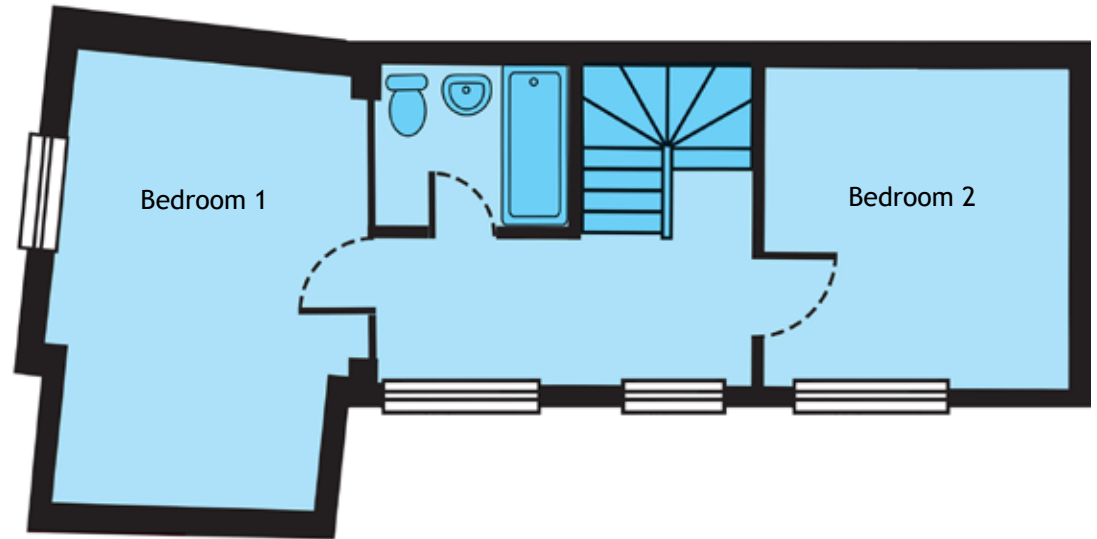
Heating Gas

Covered storage for residents bicycles.

Refuse bin storage area.

Reserved parking in nearby private car park available on an annual rented basis.

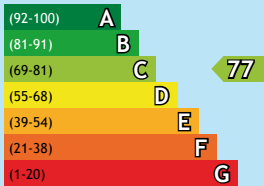
Maintenance charge and sinking fund of £600 p.a.



Not to scale and is for information purposes only.

Energy Efficiency Rating

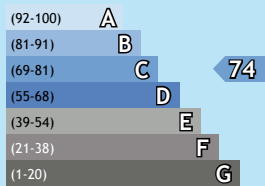
Very energy efficient - lower running costs



Not energy efficient - higher running costs

Environmental Impact (CO2) Rating

Very environmentally friendly - lower CO2 emissions



Not environmentally friendly - higher CO2 emissions

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

Disclaimer:

These particulars are intended as a preliminary guide to prospective purchasers and should not be relied upon. Details of materials and design treatments may vary. The room sizes given are approximate overall finished room sizes and subject to normal building tolerances. When described as "max" this dimension is the longest available in that direction in that room. In all instances purchasers are advised to inspect plot specific information which is available from our sales team. Nothing in these particulars or verbal assurance shall form part or constitute a part of any contract, and are given without any responsibility on behalf of the developer.