





# PROPERTY INFORMATION

**SITTING ROOM**  
24'4" x 22'0" (7.42 x 6.71)

**DINING ROOM**  
22'8" x 11'8" (6.93 x 3.58)

**KITCHEN**  
14'11" x 13'1" (4.57 x 4.01)

**BREAKFAST ROOM**  
10'9" x 9'6" (3.28 x 2.92)

**BEDROOM ONE**  
19'5" x 15'8" (5.92 x 4.78)

**DRESSING ROOM/STUDY**  
11'1" x 10'2" (3.40 x 3.12)

**BALCONY**  
15'10" x 7'4" (4.85 x 2.26)

**BEDROOM TWO**  
16'6" x 12'11" (5.03 x 3.96)

**BEDROOM THREE**  
12'4" x 11'10" (3.78 x 3.63)

**BEDROOM FOUR**  
10'9" x 9'10" (3.30 x 3.02)

**BEDROOM FIVE**  
10'9" x 6'11" (3.30 x 2.13)

**ANNEXE KITCHEN**  
10'11" x 7'4" (3.33 x 2.26)

**ANNEXE LOUNGE/BEDROOM**  
20'6" x 10'9" (6.27 x 3.28)

**EXTERNAL WORKSHOP**  
22'11" x 8'11" (7.01 x 2.74)

**COUNCIL TAX BAND F**

## MORTGAGE SERVICES

We offer financial services here at Bernards. If you would like to review your current Agreement in

Principle or are yet to source a lender then we can certainly help.

## OFFER CHECK

If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please contact your local office so we can verify your financial/Mortgage situation.

## REMOVALS

Also here at Bernards we like to offer our clients the complete service. In doing so, we have taken the time to source a reputable removal company to ensure that your belongings are moved safely. Please ask in office for further details and quotes.

## SOLICITORS

Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner. Please ask a member of staff for further details.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		82
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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