



# Olive

ESTATE AGENTS



## 71 Warrilow Close, Weston-Super-Mare, Somerset BS22 7FX £265,000

\*\*\* EXTREMELY DECEPTIVE AND EXTENDED FAMILY HOME WITH A GARAGE AND AMPLE OFF STREET PARKING \*\*\* FOUR BEDROOMS AND TWO BATHROOMS \*\*\* KITCHEN \*\*\* LIVING ROOM WITH LOG BURNER \*\*\* DINING ROOM / OFFICE AREA \*\*\* BEAUTIFUL REAR TERRACE \*\*\* EPC BAND C \*\*\* COUNCIL TAX BAND B \*\*\* FREEHOLD \*\*\*





Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>  
842 ft<sup>2</sup>  
Reduced headroom  
21 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

