



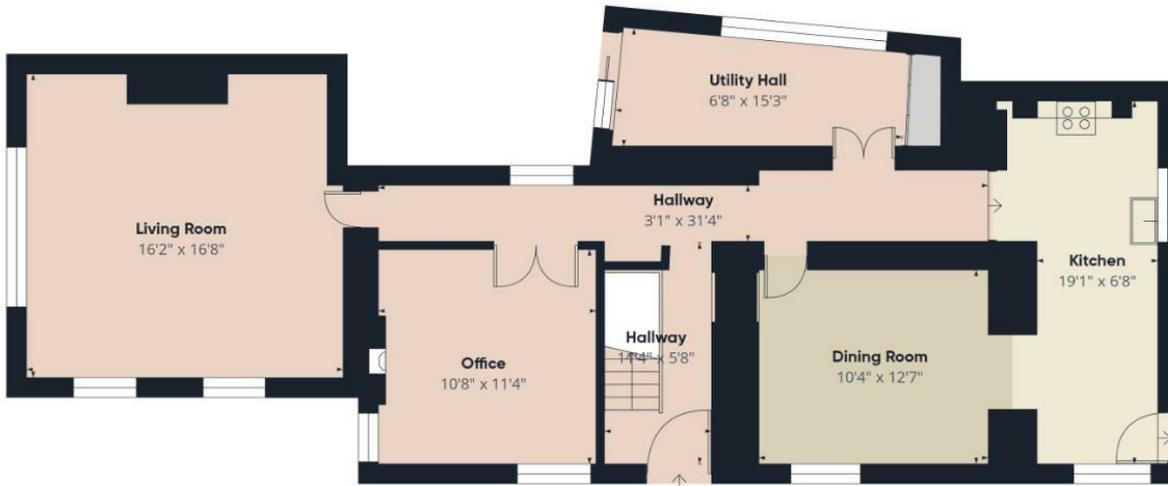
Olive

ESTATE AGENTS



Hillside Combe Batch, Wedmore, Somerset BS28 4DX £725,000

*** STUNNING AND EXTREMELY SPACIOUS, UPDATED AND IMPROVED FAMILY HOME, ALMOST RIGHT IN THE VERY CENTER OF WEDMORE *** 4/5 BEDROOMS *** 2/3 RECEPTION ROOMS (OFFICE / BEDROOM 5) *** FABULOUS LIVING ROOM WITH A HUGE MEDIA WALL AND BOOKCASE *** KITCHEN WITH A BEAUTIFUL FEATURE WELL *** UTILITY HALL WITH STORAGE *** LARGE MASTER BEDROOM WITH EN-SUITE *** FAMILY BATHROOM *** BEAUTIFUL REAR GARDEN WITH A SUPER-COOL OUTDOOR ENTERTAINING AREA *** COUNCIL TAX BAND E *** EPC RATING D***



Floor 0



Floor 1



Approximate total area⁽¹⁾
1639 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

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		