



Olive

ESTATE AGENTS



Keylocks End , Watchfield, Somerset TA9 4RB £285,000

*** WHAT AN UNBELIEVABLE BUY FOR THE MONEY *** LARGE GARAGE & OUTBUILDING WITH POWER AND WATER *** DECENT GARDEN WITH PATIO *** TWO BEDROOMS & TWO BATHROOMS *** LARGE LIVING / DINING & FAMILY ROOM *** LARGE, FULL WIDTH KITCHEN *** ATTIC ROOM (OCCASIONAL BEDROOM 3 / OCCASIONAL OFFICE / OCCASIONAL CINEMA ROOM) *** AMPLE OFF STREET PARKING *** VIEWS ACROSS OPEN FIELDS TO THE FRONT *** VENDORS HAVE FOUND A PROPERTY TO PURCHASE WITH NO ONWARD CHAIN *** EPC TBC *** COUNCIL TAX BAND - C ***



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
1369 ft²
Reduced headroom
63 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		

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