



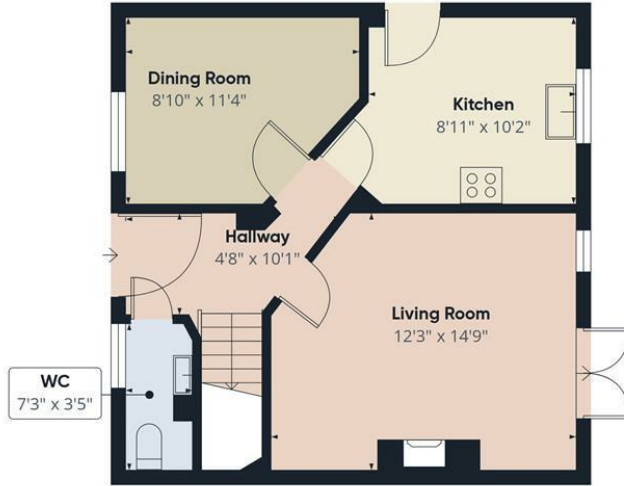
Olive

ESTATE AGENTS



60 Gielgud Close, Burnham-On-Sea, TA8 1RH £330,000

*** IMMACULATE, LIGHT AND AIRY DETACHED FAMILY HOME OVERLOOKING THE NEIGHBOURING FIELDS AND FARMLAND *** MODERN ACCOMMODATION THROUGHOUT *** GARAGE AND OFF STREET PARKING *** LIVING ROOM *** DINING ROOM *** KITCHEN *** CLOAKROOM *** THREE BEDROOMS *** MASTER EN-SUITE *** FAMILY BATHROOM ***



Floor 0



Floor 1

Approximate total area⁽¹⁾
861 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.

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			
(52-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		