



# Olive

ESTATE AGENTS



## Quickbatch , Wedmore, BS28 4QH £630,000

\*\*\* DETACHED FAMILY COTTAGE WITH FABULOUS PLOT \*\*\* BEAUTIFUL VIEWS ACROSS OPEN FIELDS AND FARMLAND \*\*\* LARGE DETACHED DOUBLE GARAGE \*\*\* LARGE DETACHED DOUBLE CAR PORT \*\*\* DRIVEWAY PARKING FOR ABOUT 10 CARS \*\*\* GENEROUS KITCHEN \*\*\* UTILITY ROOM \*\*\* LIVING ROOM WITH FIREPLACE \*\*\* DINING ROOM \*\*\*\* CONSERVATORY \*\*\* OFFICE / BEDROOM FOUR \*\*\* DOWNSTAIRS FAMILY BATHROOM \*\*\* THREE FIRST FLOOR BEDROOMS \*\*\* MAIN EN-SUITE \* DRESSING AREA \*\*\*EPC RATING E\*\*\*COUNCIL TAX BAND E\*\*\* FREEHOLD \*\*\*





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
1777 ft<sup>2</sup>  
Reduced headroom  
17 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.

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