

Hillside View, Peasdown St John

£315,000

- Energy Rating -D
- Spacious Family Home
- Front & Rear Gardens
- 3D INTERACTIVE TOUR
- Four Bedrooms
- Beautiful Views To The Front
- Tenure - Freehold
- Council Tax Band - B
- Well Presented Throughout
- Garage & Parking

\*\*\*\*\* 3D INTERACTIVE TOUR AVAILABLE\*\*\*\*\*BARONS are delighted to welcome to the office this very spacious four bed family home in Peasedown St John. Positioned in a quiet location with far reaching country views. The property comprises a modern kitchen, open plan dining and living room and a downstairs bathroom. On the first floor you are greeted with three bedroom and a further bedroom, dressing room/office on the second floor. The property further benefits from gas central heating, UPVc double glazing, garage parking and ample garden. Call today on 01761 411411 to arrange your viewing.

Kitchen 14'0" x 7'3" max (4.27 x 2.23 max)

Bathroom 7'3" x 5'6" (2.22 x 1.68)

Living Room 14'6" x 10'11" max (4.42 x 3.35 max)

Dining Room 12'11" x 11'6" max (3.96 x 3.51 max)

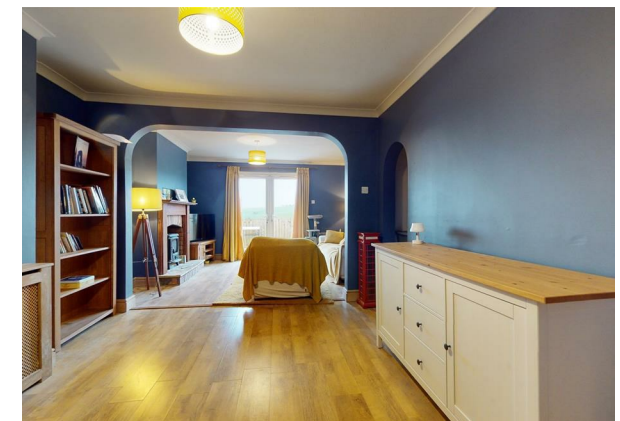
Bedroom One 14'6" x 10'11" max (4.42 x 3.35 max )

Bedroom Two 11'9" x 8'3" max (3.60 x 2.54 max)

Bedroom Three 7'8" x 7'4" max (2.36 x 2.25 max)

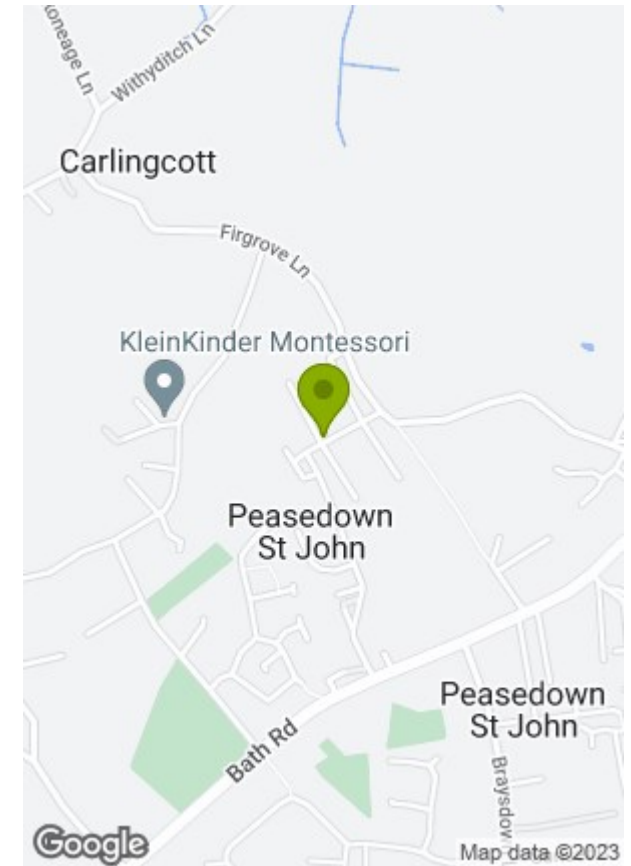
Bedroom Four 6.55 x 2.93 max (1.83m.16.76m x 0.61m.28.35m max)

Dressing Room/Office 9'6" x 4'3" max (2.91 x 1.32 max)





# AWAITING FLOORPLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
	59	76
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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