

BROOKS  
DYE  
WORKS

# BROOKS DYE WORKS

ST. WERBURGH, BRISTOL

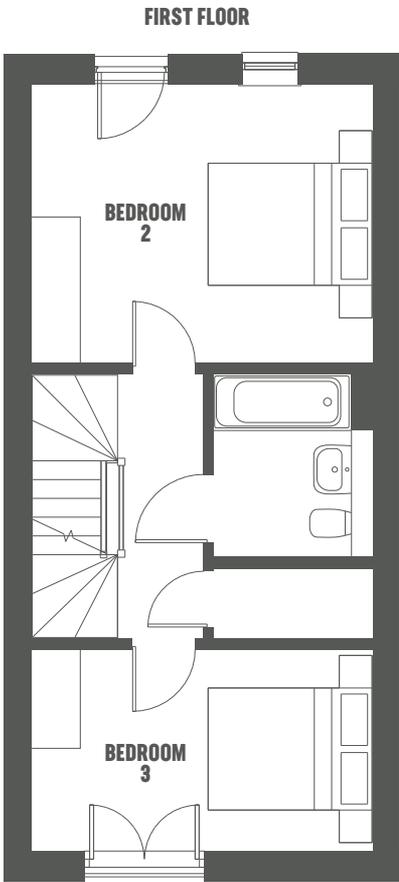
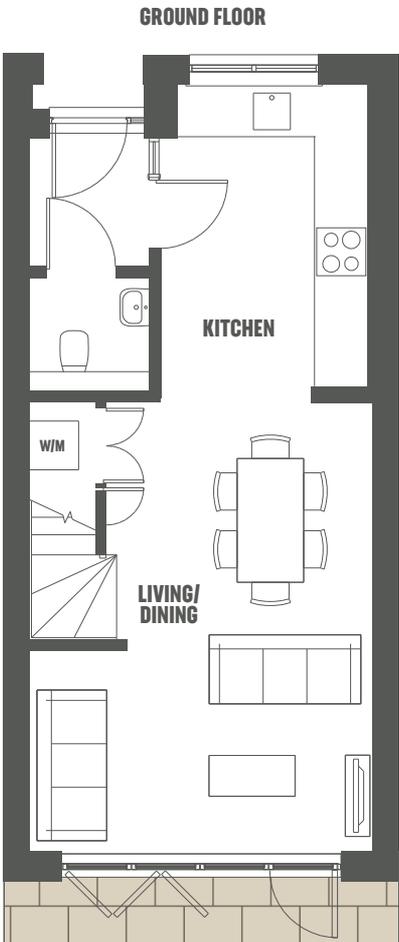
## 3 BEDROOM HOUSE

PLOT NUMBERS

43, 45, 47, 49, 51

- Three double bedrooms
- Open plan kitchen/living/dining room with bi-fold doors leading onto garden
- Under-stairs storage with additional storage on first floor
- Bedroom 1 with en-suite and dressing area
- Access to terrace from Bedroom 1
- Allocated parking



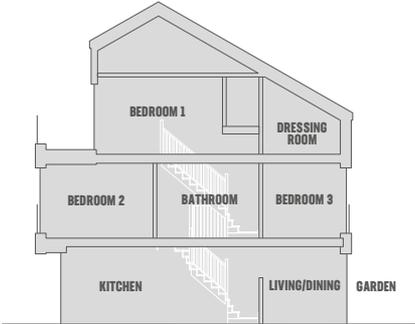
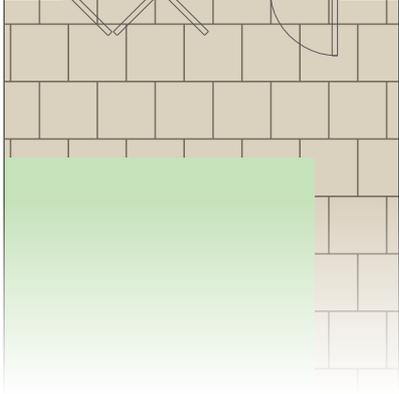


**TYPE F1**

<b>KITCHEN</b>	3.70 X 2.50 m	12' 1" x 8' 2"
<b>LIVING/DINING</b>	5.50 X 4.10 m	18' 0" x 13' 5"

<b>BEDROOM 1</b>	3.70 x 3.10 m	12' 1" x 10' 2"
<b>BEDROOM 2</b>	4.10 x 3.40 m	13' 5" x 11' 1"
<b>BEDROOM 3</b>	4.10 x 2.40 m	13' 5" x 7' 10"

- KEY**
- Loft hatch
  - Rooflight (R/L)
  - Restricted head height



These details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the development, specification or floor layout at any time. The dimensions are maximum and approximate and may vary based on the internal finish. Dimensions are to the widest part of each room scaled down from architects plans. Furniture measurements should only be taken from the completed property. These details are believed to be correct but neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. Furniture is shown for indicative purposes only. Fitted wardrobes and washing machines are not included. Computer generated image for illustrative purposes only. Gardens/terraces are shown for illustrative purposes and are not plot specific. 02/21