



 **3**
Bedrooms

 **2**
Bathrooms



Aroha properties are delighted to offer for sale this modern semi-detached dorma bungalow. Located close to beautiful woodland walks & local amenities. Benefitting from the additional dormer loft conversion creating a master bedroom with en-suite as well as having a large driveway and secure rear garden.

Aroha properties are delighted to offer for sale this modern semi-detached dormer bungalow. Located close to beautiful woodland walks & local amenities. Benefiting from the additional dormer loft conversion creating a master bedroom with en-suite as well as having a large driveway and secure rear garden.

Entrance Hallway

Half glazed white UPVC entrance door with inset glazed window panel. The spacious entrance hallway has tiled flooring wall mounted thermostat and doors leading off to bedrooms, bathroom, lounge and open carpeted stair well.

Lounge | Dining Room

Lounge / Dining Room - 5.80m x 3.48m

Large white UPVC double glazed window to front elevation. Wood effect laminate flooring with coved ceilings. Wall mounted radiator. Power points and TV point.

Kitchen - 2.68m x 2.59m

UPVC double glazed window to front elevation with breakfast bar under. Range of base & eye level fitted kitchen units & draws. Rolled top work surfaces, stainless steel sink & drainer with mixer tap. Gloss black metro-tiled splash back. Large gas oven with five ring hob, stainless steel splash back & extractor over. Space for a fridge freezer.

Bedroom Two - 3.26m x 2.59m

Large UPVC double glazed window to rear elevation with radiator under. Carpeted with powerpoints.

Bedroom Three - 2.81m x 2.59m

Large UPVC double glazed window to rear elevation with radiator under. Carpeted with powerpoints.

Bathroom - 2.60m x 2.59m

UPVC double glazed obscured window, white bathroom suite comprising of low level push button w.c and pedestal wash basin. Panel bath with power shower, shower curtain & rail. Tiled flooring and radiator, wall mounted mirrored vanity unit.

Door leading to Utility cupboard with space and plumbing for washing machine along with fitted shelves.

First Floor (Dormer)

First Floor landing

UPVC double glazed window, carpeted with spot lighting.

Master Bedroom - 6.61m x 5.51m

Large UPVC double glazed window to rear elevation & Velux Window to front elevation. Carpeted with wall mounted radiator. Fitted wardrobes with an abundance of hanging rails & shelving. spot lighting, eve-storage and power points. **This room does have potential to be split to add a fourth room.** Door leading to.

En-suite

Velux window to front elevation. Walk in cubical with power shower & tiled splash back. Low level push button w.c and pedestal wash basin with mixer tap. Tiled flooring and spot lighting. Heated towel rail and extractor. Door to cupboard housing Worcester central heating boiler.

Outside

Front Garden

quiet cul-de-sac with Large drive way and garden laid to lawn. Lean to carport with gated access to rear garden and side door leading to kitchen.

Rear Garden

Raised decked area with pergola & outside tap leads to pleasant enclosed rear garden, laid mainly to lawn with borders of mature trees & shrubs. Wooden shed & lean to store.



This floor plan is for illustration purposes only.



Energy performance certificate (EPC)

21, Charnwood Court
LYDNEY
GL15 5TB

Energy rating

D

Valid until: **28 July 2029**

Certificate number: **0861-2851-7232-9821-1411**

Property type

Semi-detached bungalow

Total floor area

100 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, limited insulation (assumed)	Very poor
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 219 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Cavity fill is recommended
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Environmental impact of this property

This property's current environmental impact rating is D. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year. CO₂ harms the environment.

An average household produces 6 tonnes of CO₂

This property produces 3.8 tonnes of CO₂

This property's potential production 2.0 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy rating

Follow these steps to improve the energy rating and score.

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£55
2. Floor insulation (solid floor)	£4,000 - £6,000	£49
3. Low energy lighting	£65	£61
4. Solar water heating	£4,000 - £6,000	£30
5. Solar photovoltaic panels	£3,500 - £5,500	£326

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£945
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Potential saving if you complete every step in order	£196
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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
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Space heating	10196 kWh per year
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Water heating	2366 kWh per year
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Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Loft insulation	1019 kWh per year
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Cavity wall insulation	1002 kWh per year
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Saving energy in this property

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	John Harrison
Telephone	07766043629
Email	johnharrisondea@hotmail.co.uk

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/019625
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	29 July 2019
Date of certificate	29 July 2019
Type of assessment	RdSAP
