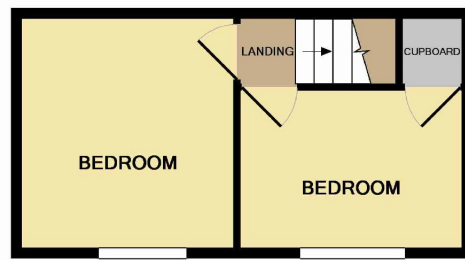


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Performance Certificate

5, Chapel Street, BURNHAM-ON-SEA, TA8 1AU

Dwelling type: Detached house Reference number: 9318-5912-7290-3295-9994
 Date of assessment: 19 October 2015 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 19 October 2015 Total floor area: 51 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,724
Over 3 years you could save	£ 1,287

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 159 over 3 years	£ 108 over 3 years	You could save £ 1,287 over 3 years
Heating	£ 2,307 over 3 years	£ 1,167 over 3 years	
Hot Water	£ 258 over 3 years	£ 162 over 3 years	
Totals	£ 2,724	£ 1,437	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 927	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 168	✓
3 Low energy lighting for all fixed outlets	£20	£ 45	✓

See page 3 for a full list of recommendations for this property.
 To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Page 1 of 4

ABBOTT & FROST
 Letting and Property Management
 Estate Agents
 Valuers

Chapel Street, Burnham On Sea
£120,000



A 2 BEDROOM COTTAGE WITH PARKING LOCATED IN A QUIET BACKWATER OF THE TOWN CENTRE BETWEEN THE ESPLANADE & HIGH STREET

- 2 BEDROOMS
- RECENTLY INSTALLED WET ROOM
- KITCHEN WITH MODERN UNITS
- LARGE LIVING ROOM
- GAS C/H & DBL GLAZING
- *NO ONWARD CHAIN*

THE VENDORS AGENTS HAVE NOT HAD THE OPPORTUNITY OF TESTING ANY OF THE SERVICES AT THE PROPERTY TO ENSURE THAT THEY ARE IN WORKING ORDER. ANY PROSPECTIVE PURCHASERS MUST SATISFY THEMSELVES THAT ALL SERVICES AND APPLIANCES ARE IN WORKING ORDER. WHILE EVERY EFFORT HAS BEEN MADE TO ENSURE THEIR ACCURACY, THE MEASUREMENTS ARE ONLY TO BE TAKEN AS APPROXIMATE & FOR GUIDANCE PURPOSES ONLY.

Abbott & Frost
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 Burnham on Sea
 Somerset, TA8 1AE



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5 Chapel Street, Burnham On Sea, Somerset, TA8 1AU

THE PROPERTY:

Entrance Porch, Living Room, Kitchen, Lobby, Wet Room, Small Landing, 2 Bedrooms, Gas Central Heating, Double Glazing and Parking Space.

The sale will include the fitted carpets/floor coverings, curtains, nets, window blinds and light fittings.

SITUATION:

The cottage is to be found in a quiet backwater between the Esplanade and High Street.

ACCOMMODATION

ENTRANCE PORCH:

Approached via low maintenance door with inset letterbox/grill. Double glazed fan/light and double glazed side panel. Cloaks hooks. Electric meter and further double glazed window.

LIVING ROOM: 6.10m x 3.12m (20'0" x 10'3")

Approached via wooden door with inset obscure glass panes. Two Radiators and two southerly facing double glazed windows. Cloaks hooks. Wooden fireplace with inset coal effect fire and three uplighters.



KITCHEN: 3.23m x 1.57m (10'7" x 5'2")

Range of modern base and drawer units, wall cupboards and contrasting work surfaces. Inset single drainer stainless steel sink unit with mixer tap. Integrated appliances include; four-ring gas hob and extractor hood over. Plumbing for automatic washing machine. Part tiled walls, inset ceiling spotlights and double glazed window.



LOBBY:

Heated towel rack and overhead natural light. Recess housing the 'Baxi' gas combination boiler with 'Drayton Lifestyle' programmer. There are

matching wall tiles and floor tiling with drainage to the kitchen, lobby and recess housing the boiler.

WET ROOM:

Heated towel rack and obscure glass double glazed window. Wall mounted shower and floor standing pedestal wash hand basin h/c & low level WC. Mirror-fronted cabinet, extractor fan, 'Creda' electric wall fire and inset ceiling spotlights.



WINDING STAIRCASE WITH HANDRAIL TO SMALL LANDING

BEDROOM 1: 3.15m x 3.02m (10'4" x 9'11")

Radiator, double glazed window and loft access.

BEDROOM 2: 3.12m x 2.29m (10'3" x 7'6")

Radiator, double glazed window, telephone points and over stair cupboard with shelf and hanging hooks on front of door.

OUTSIDE:

To the front of the property there is a parking space with fold-down bollard. Gas meter box is to be found on the side wall of the Entrance Porch.



SERVICES:

Mains water, gas, electricity and drainage are connected.

TENURE:

Freehold.
Vacant Possession on Completion.
NO ONWARD CHAIN

OUTGOINGS:

Sedgemoor District Council, Tax Band: B

AA