



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**

32, Barrie Way, BURNHAM-ON-SEA, TA8 1QT

Dwelling type: Detached house  
Date of assessment: 14 June 2016  
Date of certificate: 14 June 2016

Reference number: 8805-4344-1529-0897-5663  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 82 m<sup>2</sup>

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:	£ 2,622
Over 3 years you could save	£ 690

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 321 over 3 years	£ 168 over 3 years	You could save £ 690 over 3 years
Heating	£ 1,824 over 3 years	£ 1,539 over 3 years	
Hot Water	£ 477 over 3 years	£ 225 over 3 years	
<b>Totals</b>	<b>£ 2,622</b>	<b>£ 1,932</b>	

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**

Very energy efficient - lower running costs  
 (91-100) A  
 (81-90) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G  
 Not energy efficient - higher running costs

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 Floor insulation (solid floor)	£4,000 - £8,000	£ 201	✓
2 Low energy lighting for all fixed outlets	£55	£ 126	✓
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 225	✓

See page 3 for a full list of recommendations for this property.  
To find out more about the recommended measures and how actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://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.

**ABBOTT & FROST**  
Letting and Property Management  
Estate Agents  
Valuers

Barrie Way, Burnham-on-Sea  
£247,500



**A MODERN 3 BEDROOM DETACHED HOUSE**

- 3 BEDROOMS +EN-SUITE
- CONSERVATORY
- BURGLAR ALARM
- KITCHEN-BREAKFAST
- DBL GLZ & GAS C/H
- GARDENS, DRIVEWAY & GARAGE



## 32 Barrie Way, Burnham-on-Sea, Somerset, TA8 1QT

### THE PROPERTY:

Entrance Hall, Cloakroom, Lounge, Dining Room, Conservatory, Kitchen-Breakfast Room, Landing, Master Bedroom with en-suite Shower Room, 2 further Bedrooms, Bathroom, Gas Central Heating, Double Glazing, Burglar Alarm, Gardens, Driveway and Garage.

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

### SITUATION:

Situated on a modern residential development within a 5-minute walk of Tesco supermarket. The M5 interchange at Edithmead is approximately 2 miles away and gives easy access to the South West, Bristol & the M4. The town centre boasts chemists, newsagents, banks and building society.

### CONSTRUCTION:

Built in approximately 1999 by Bloor Homes of traditional cavity wall construction having a tiled, felted and well insulated roof. The conservatory is also believed to have been erected in approximately 1999.

### DIRECTIONS:

From the town centre proceed inland along Love Lane to the Tesco roundabout. Take the third turning and continue along The Frank Foley Parkway before turning right into Ben Traver's Way. Continue passed the opening to Tesco and Barrie Way is the second turning on one's right hand side. Continue along to the end and turn left. One will see No.32 on one's right hand side.

### ACCOMMODATION

#### ENTRANCE HALL:

Approached via low maintenance door with inset letterbox and double glazed decorative panes. Doorbell, telephone point, central heating thermostat and radiator with shelf over.

#### CLOAKROOM:

Low level WC with wooden seat and wash hand basin h/c with tiled splash back. Radiator, obscure glass double glazed window and circular wall mirror.

#### LOUNGE: 12'3 x 15'7 (3.73m x 4.75m)

Into the easterly facing double glazed bay window with fitted seat. Television point and double radiator with shelf over. Feature fireplace with fitted coal effect electric fire. 5'9 wide archway to:-

#### DINING ROOM: 10'2 x 8'6 (3.10m x 2.59m)

Radiator with shelf over and double glazed sliding patio door with matching static panel to the westerly facing:-



#### CONSERVATORY: 9'7 x 8'10 (2.92m x 2.69m)

Brick dwarf walling, double glazed windows, polycarbonate roof and southerly facing double glazed double doors to the enclosed rear garden.



#### KITCHEN-BREAKFAST ROOM: 15'0 x 11'7 (max) (4.57m x 3.53m (max))

Range of base and drawer units, wall cupboards and contrasting worktops. Inset single drainer sink unit with mixer tap. Integrated appliances include oven/grill, gas four-ring hob and extractor fan/light. Plumbing for automatic washing machine and dishwasher. Double radiator and two westerly facing double glazed windows. Part tiled walls, two sets of triple ceiling spotlights and understair shelved cupboard. Wall mounted 'Ideal Classic' gas fired boiler with 'Lifestyle' programmer. Television and telephone points. Low maintenance door with inset double glazed pane to side path and also giving access to rear garden and

garage.



#### LANDING:

Radiator and smoke detector.

#### MASTER BEDROOM: 12'3 (max) x 10'3 (3.73m (max) x 3.12m)

Excluding door recess.

Television and telephone points. Radiator, double glazed window and built-in wardrobes with eye level shelving. Loft access.

#### EN-SUITE SHOWER ROOM: 6'10 x 5'6 (2.08m x 1.68m)

Tiled cubicle with mixer. Vanity unit with inset wash hand basin h/c and low level WC with wooden seat. Radiator, obscure glass double glazed window, extractor fan and rectangular wall mirror.

#### BEDROOM 2: 11'6 x 8'6 (3.51m x 2.59m)

Radiator and double glazed window.

#### BEDROOM 3: 10'8 x 7'6 (3.25m x 2.29m)

Television point and two radiators with double glazed windows over. Built-in airing cupboard housing the factory lagged hot water cylinder, slatted shelving and immersion heater.

#### WALK-IN STORE / STUDY: 7'6 x 7'5

With radiator, spotlight and shelving.

#### BATHROOM: 7'5 x 6'6 (2.26m x 1.98m)

White suite comprising panelled bath h/c with twin grab handles. Pedestal wash hand basin h/c and low level WC with wooden seat. Radiator and obscure glass double glazed window. Extractor fan and square wall mirror.

#### OUTSIDE:

The Front Garden comprising lawn paved path, chipping sections and border with privet hedging. Driveway gives access to the Garage with further parking space to the side.

#### GARAGE:

Up-and-over 'Cardale' door, electric light, power, shelving and part glazed door to side path.

Paved side path with inset meter cupboards on side wall of house, pedestrian gate and high level light give access to the Rear Garden of approx 35ft depth from rear of the house comprising paved patio, water tap, electric light, lawn with inset stepping stones, pergola, chippings section with stepping stones and water feature, chipping borders with established bushes and shrubs and also rotary clothes line.



#### SERVICES:

Mains water, gas, electricity and drainage are connected.

#### TENURE:

Freehold.

Vacant Possession on Completion.

#### OUTGOINGS:

Sedgemoor District Council, Tax Band: D



AA