



10 Wansfell Drive, Kendal
Asking Price £210,000

Your Local Estate Agents
Thomson Hayton Winkley



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10 WANSFELL DRIVE

A well proportioned semi detached bungalow located in a popular residential area within Kendal conveniently placed for the amenities available both in and around the market town, within walking distance of the convenience store, supermarket, public transport services, leisure centre, doctors surgery and town centre and within easy reach of both the Lake District and Yorkshire Dales National Parks and road links to the M6.

The accommodation briefly comprises an entrance hall, sitting/dining room, kitchen, two bedrooms and a bathroom. The property benefits from gas central heating, double glazing and two stores.

Outside there is ample off road parking, a car port and gardens to the front and rear.

The bungalow is offered for sale with no upper chain.

ENTRANCE HALL

8' 4" x 5' 1" (2.55m x 1.55m)

Double glazed door with adjacent double glazed window, radiator, coving, telephone point.

SITTING/DINING ROOM

19' 2" x 12' 9" (5.85m x 3.91m)

Two double glazed windows, two radiators, freestanding gas fire on conglomerate marble hearth, coving.

KITCHEN

13' 5" x 7' 3" (4.10m x 2.23m)

Single glazed door to rear hall, two double glazed windows, radiator, good range of base and wall units, stainless steel sink, space for cooker and fridge, plumbing for washing machine and dishwasher, gas central heating boiler, under wall unit lighting, tiled splashbacks.

INNER HALL

3' 6" x 2' 11" (1.09m x 0.89m)

Loft access.

BEDROOM

12' 10" x 9' 10" (3.92m x 3.00m)

Double glazed window, radiator, built in wardrobe, built in airing cupboard housing hot water cylinder, coving, fitted mirror, television point.

BEDROOM

9' 10" max x 8' 8" max (3.00m x 2.65m)

Double glazed window, radiator, fitted wardrobe.

BATHROOM

6' 7" x 5' 5" (2.03m x 1.66m)

Double glazed window, radiator, three piece suite in white comprises W.C. wash hand basin and bath with electric shower over, fitted mirror, fitted glass shelf.

REAR HALL

3' 6" x 2' 7" (1.09m x 0.80m)

Double glazed door to garden.

STORE 1

5' 8" x 3' 1" (1.75m x 0.95m)

Light and power, fitted shelving, space for freezer.

STORE 2

2' 7" x 1' 11" (0.80m x 0.60m)

Fitted shelf.

OUTSIDE

The front of the bungalow offers a low maintenance garden with established shrubs and off road parking for two vehicles. There is a gated, covered carport to the side and the rear has an elevated patio and a garden stocked with established low growing shrubs.

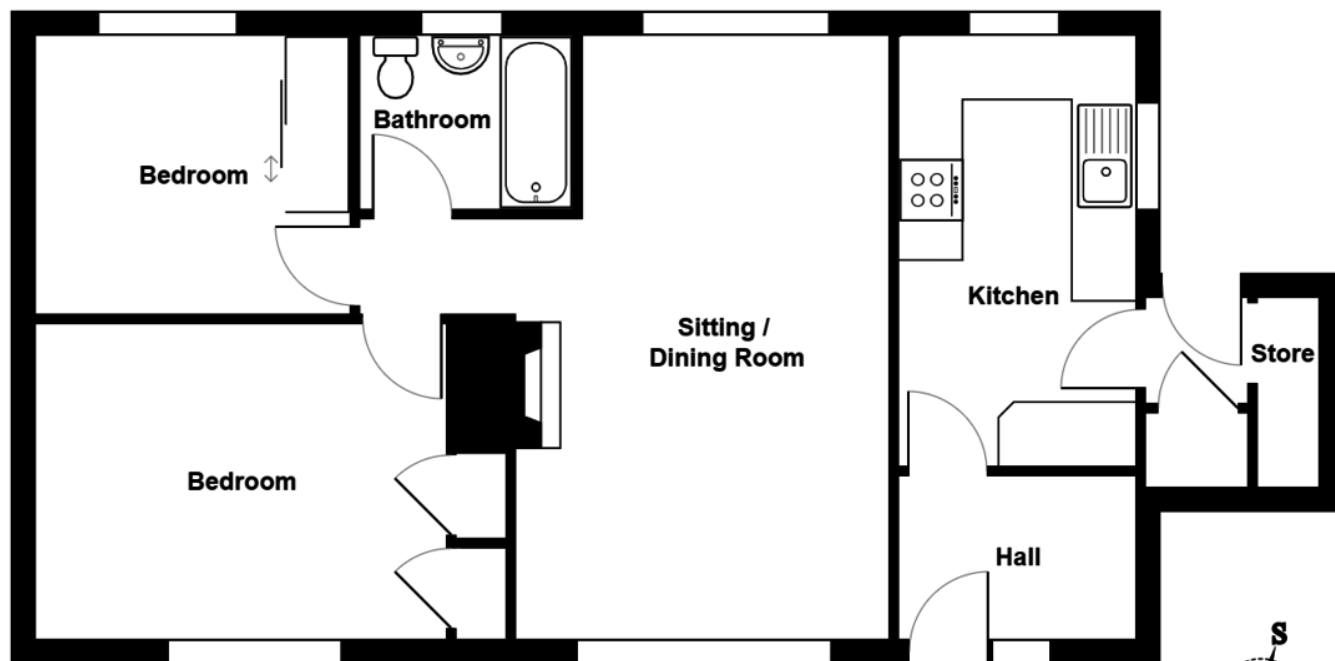
SERVICES

Mains electricity, mains gas, mains water, mains drainage.

COUNCIL TAX BANDING

Currently Band C as shown on the Valuation Office website.





10 Wansfell Drive, Kendal

Total Area: 63.6 m² ... 684 ft²

For illustrative purposes only - not to scale. The position and size of features are approximate only.

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Important Notice

Whilst every care has been taken in the preparation of these particulars, all interested parties should note: (i) the descriptions and photographs are for guidance only and are not a complete representation of the property; (ii) plans are not to scale, are for guidance only and do not form part of a contract; (iii) services and any appliances referred to have not been tested, and cannot be verified as being in working order; (iv) no survey of any part of the property has been carried out by the vendor/lessor or Thomson Hayton Winkley Estate Agents; (v) measurements are approximate and must not be relied upon and have been taken using a laser measuring device. For convenience an approximate imperial equivalent is also given; (vi) any reference to alterations to, or use of, any part of the property does not mean that any necessary planning building regulations or any other consent has been obtained. A purchaser/lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct; (vii) nothing in these particulars or any related discussions forms part of any contract unless expressly incorporated within a subsequent agreement; (viii) please contact the Agents before travelling any distance or viewing properties to check availability and confirm any point which may be of particular importance. THW Estate Agents Ltd is a separate legal entity to the solicitors firm of Thomson Hayton Winkley Ltd which has a different ownership (although some of the owners are the same). Clients of THW Estate Agents Ltd do not have the same protection as those of Thomson Hayton Winkley Ltd.

Energy Performance Certificate

10, Wansfell Drive, KENDAL, LA9 7JF

Dwelling type: Semi-detached bungalow

Date of assessment: 26 November 2019

Date of certificate: 26 November 2019

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

Reference number: 8081-7929-6909-5756-2926

Type of assessment: RdSAP: existing dwelling

Total floor area:

60 m²

Estimated energy costs of dwelling for 3 years:

£ 2,733

Over 3 years you could save

£ 1,029

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|-----------|----------------------|----------------------|--------------------------|
| Lighting | £ 252 over 3 years | £ 144 over 3 years | |
| Heating | £ 1,914 over 3 years | £ 1,366 over 3 years | |
| Hot Water | £ 567 over 3 years | £ 192 over 3 years | |
| Totals | £ 2,733 | £ 1,704 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient (lower energy ratings)

100 (A++)

95 (A+)

90 (A)

85 (B)

80 (C)

75 (D)

70 (E)

65 (F)

60 (G)

55 (H)

50 (I)

45 (J)

40 (K)

35 (L)

30 (M)

25 (N)

20 (O)

15 (P)

10 (Q)

5 (R)

0 (S)

Current

Potential

83

93

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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years |
|---|-----------------|------------------------------|
| 1 Floor insulation (suspended floor) | £800 - £1,200 | £ 237 |
| 2 Increase hot water cylinder insulation | £15 - £30 | £ 54 |
| 3 Low energy lighting for all fixed outlets | £30 | £ 93 |

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergysolutions.org.uk or call freephone 0800 444022. The Green Deal may enable you to make your home warmer and cheaper to run.

DIRECTIONS

From Kendal town centre proceed south along the A65 passing the leisure centre. At the traffic lights turn left on to Heron Hill and continue to merge in to Hayfell Avenue and turn left in to Wansfell Drive to find number 10 being the second property on the left.

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