

# CRANBROOK

KENT



Frythe Way  
Cranbrook  
Kent TN17 3BQ

This delightful three-storey end-of-terrace town house is situated in a tucked away, yet convenient location within walking distance of Cranbrook town centre.

Outside there is an enclosed garden with established shrubs. The property also benefits from a garage and off road parking to the rear.

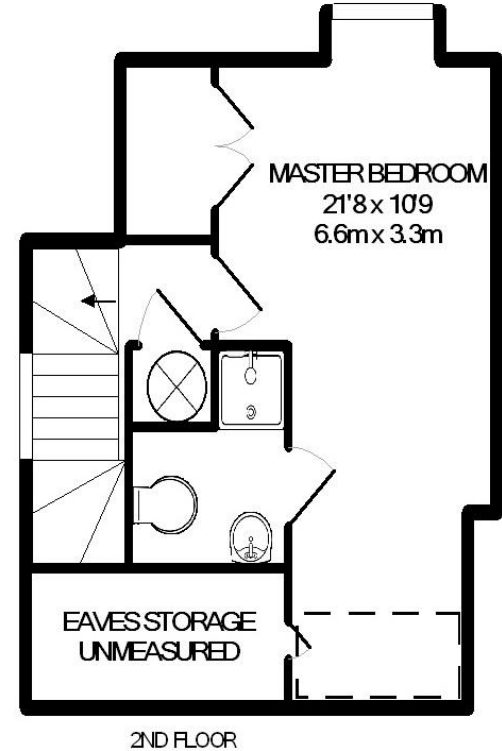
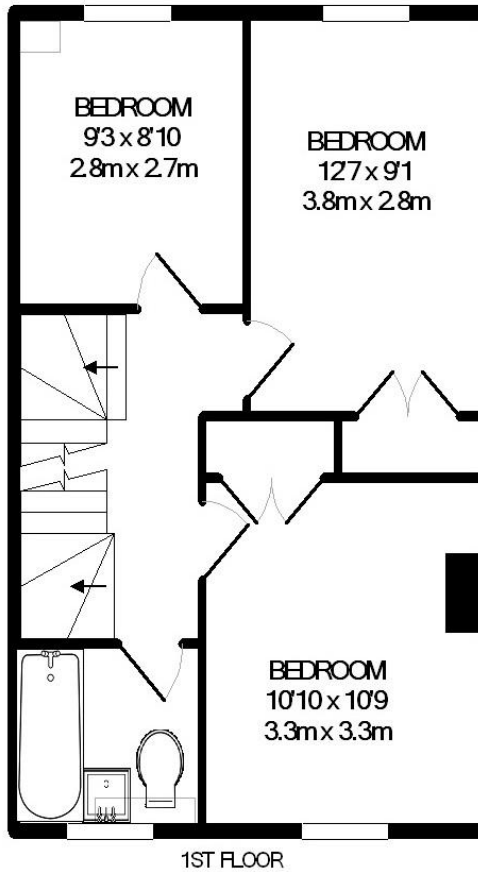
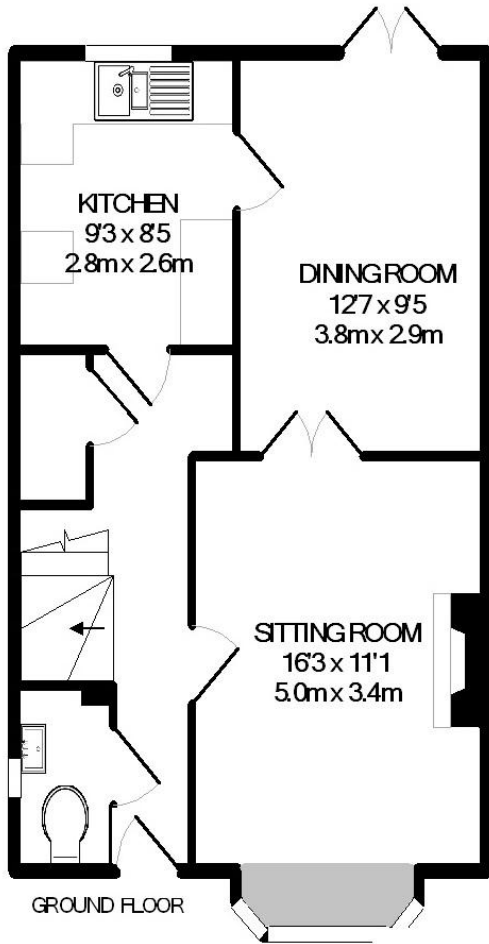
This delightful family home benefits from being located within the much sought after Cranbrook School Catchment Area and within walking distance of the town centre and access to delightful country walks.

- Three-Storey Town House
- Walking Distance of Town Centre
- Sitting Room with Wood Burner
- Dining Room with Door to Garden
- Fitted Kitchen
- Cloakroom
- Master Bedroom with Ensuite
- Three Further Double Bedrooms
- Family Bathroom
- Delightful Enclosed Garden
- Garage and Off Road Parking
- Cranbrook School Catchment Area









TOTAL APPROX. INTERNAL FLOOR AREA 1111.9SQ.FT. (103.3SQ.M)

(not to scale - for layout purposes only)

(please note that it should not be assumed that the fixtures and fittings are included in the sale)

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, Rammell Mews, Frythe Way, CRANBROOK, TN17 3BQ

**Dwelling type:** Semi-detached house  
**Date of assessment:** 11 November 2013  
**Date of certificate:** 11 November 2013  
**Reference number:** 9498-2920-7299-1567-2924  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 125 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

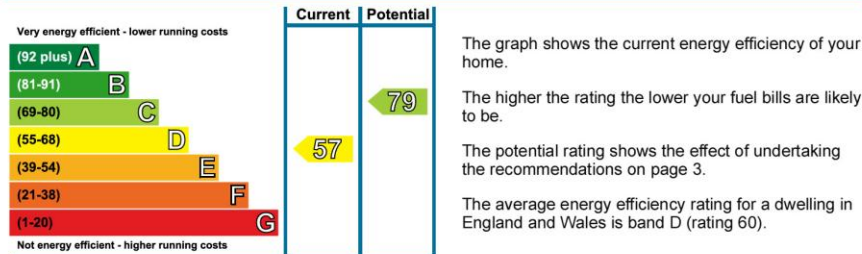
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,657</b>
<b>Over 3 years you could save</b>	<b>£ 972</b>

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 378 over 3 years	£ 192 over 3 years	
Heating	£ 2,880 over 3 years	£ 2,223 over 3 years	
Hot Water	£ 399 over 3 years	£ 270 over 3 years	
<b>Totals</b>	<b>£ 3,657</b>	<b>£ 2,685</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



### 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	£800 - £1,200	£ 159	
2 Draught proofing	£80 - £120	£ 156	
3 Low energy lighting for all fixed outlets	£50	£ 150	

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](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.



### SERVICES

Mains electricity, gas, water and drainage.  
 Underfloor heating in the kitchen.

Tunbridge Wells Borough Council - Council Tax Band E

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



The Corner House, Stone Street  
 Cranbrook, Kent TN17 3HE

Tel: 01580 715400

Fax: 01580 715122

Email: [enquiries@harpersandhurlingham.com](mailto:enquiries@harpersandhurlingham.com)

Web: [www.harpersandhurlingham.com](http://www.harpersandhurlingham.com)

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