

# HORSMONDEN

KENT



## Goudhurst Road Horsmonden, Kent TN12 8BY

Built in 2006, this attached cottage is part of the sought after Charles Church development on the outskirts of the popular village of Horsmonden.

Outside a path leads across the garden to the front door. The garden to the rear of the property is laid to lawn bordered with well stocked flower and shrub beds. Nestled to the rear of the garden is a garden store. A path leads to a gate in the fence which opens to the garage and driveway. As part of the Charles Church development the property has use of a communal park, for which there is an annual charge.

- Attractive Attached Cottage
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Garden Room
- Master Bedroom with Ensuite
- Three Further Bedrooms
- Family Bathroom
- Delightful Enclosed Garden
- Garage
- Communal Park Area
- Walking Distance to Village Centre
- Cranbrook School Catchment Area





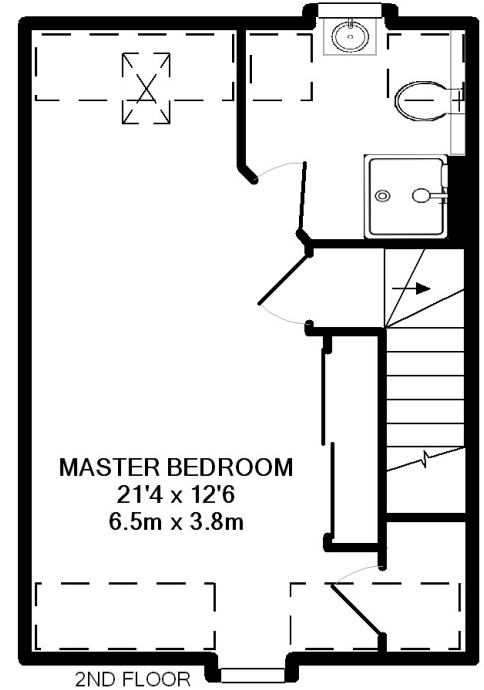
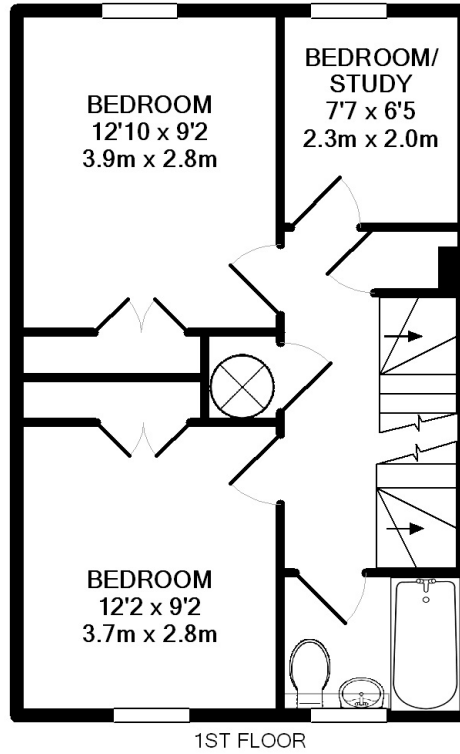
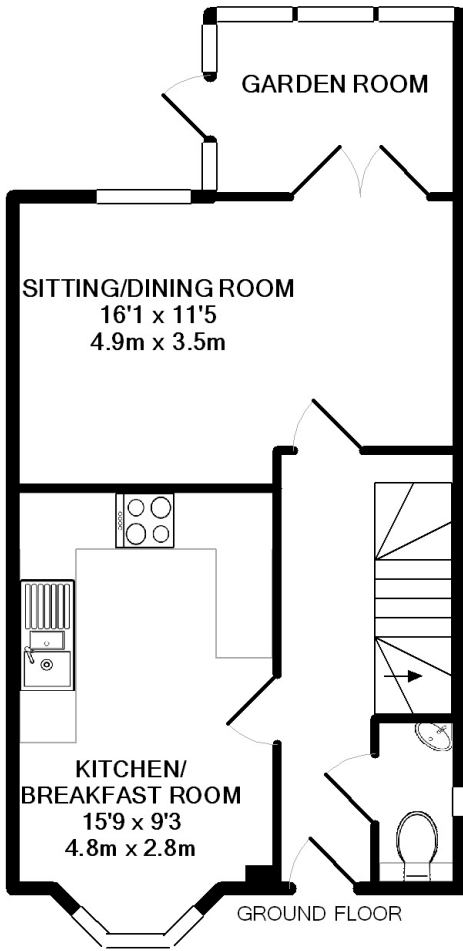


TOTAL APPROX. INTERNAL USEABLE FLOOR AREA 1106.5SQ.FT. (102.8SQ.M)  
(not to scale - for layout purposes only)

(please note that the fixtures and fittings are not necessarily 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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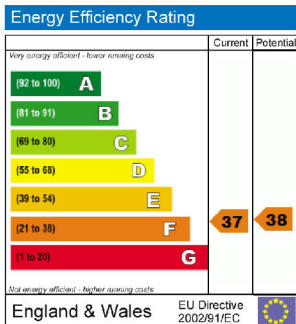
# Energy Performance Certificate



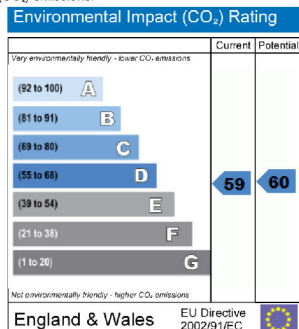
7 Boddington Cottages  
Goudhurst Road  
Horsmonden  
TONBRIDGE  
TN12 8BY

Dwelling type: Semi-detached house  
Date of assessment: 31 October 2007  
Date of certificate: 2 November 2007  
Reference number: 8863-6420-4589-6329-6072  
Total floor area: 113 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.



## SERVICES

Mains electricity, water and drainage.

Maintenance for communal park approx. £215 per annum.

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.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	284 kWh/m <sup>2</sup> per year	279 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.8 tonnes per year	4.8 tonnes per year
Lighting	£101 per year	£54 per year
Heating	£662 per year	£685 per year
Hot water	£346 per year	£346 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)



# H&H

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