

HORSMONDEN

KENT



Horsmonden, Kent TN12 8JT

Occupying a tucked away location in the centre of the sought after village of Horsmonden, this charming bungalow offers versatile accommodation and sits within delightful enclosed gardens.

The accommodation consists of a sitting/dining room with doors to the garden, fitted kitchen with door to the garden, master bedroom with built-in storage, a further double bedroom with built-in storage, a third bedroom/study, a shower room and separate w.c.

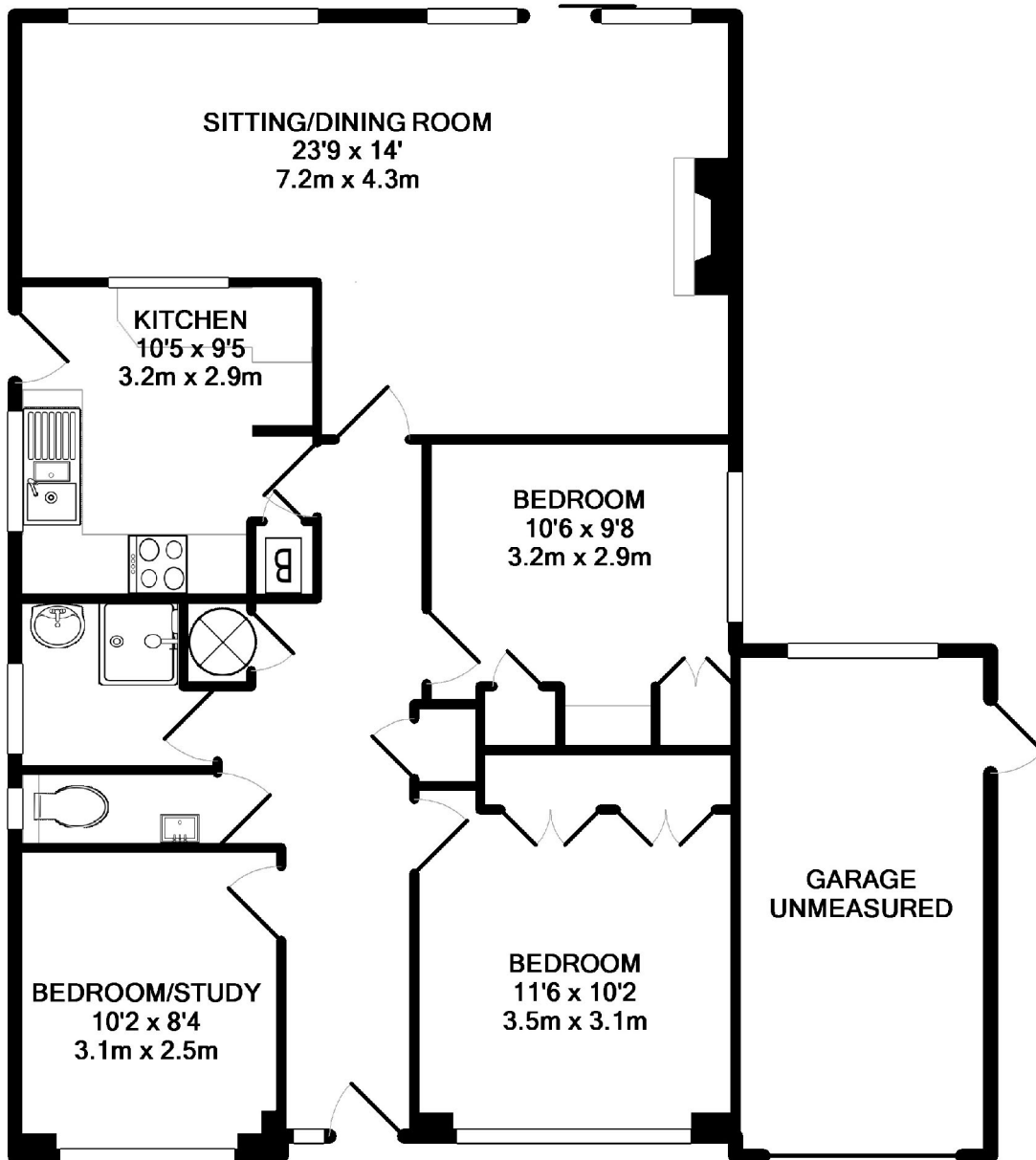
Outside to the rear there is a terrace surrounded by lawn and mature flower and shrub beds. The garden to the front is separate and also laid to lawn with flower and shrub beds. Parking is provided by a garage and driveway.

- Bungalow in Tucked Away Location
- Sitting/Dining Room
- Fitted Kitchen
- Master Bedroom
- Further Double Bedroom
- Bedroom/Study
- Family Shower Room
- Separate W.C.
- Enclosed Garden
- Garage and Off Road Parking
- Walk to Village Centre









TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (excluding garage) 840.7SQ.FT. (78.1SQ.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



5, Angley Court, Horsmonden, TONBRIDGE, TN12 8JT

Dwelling type: Detached bungalow
 Date of assessment: 01 June 2017
 Date of certificate: 01 June 2017
 Reference number: 0251-2829-6864-9303-3925
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 86 m²

Use this document to:

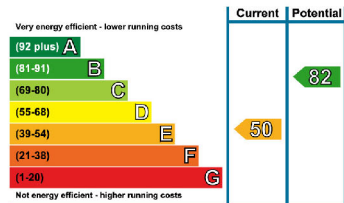
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,547
Over 3 years you could save	£ 1,104

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 324 over 3 years	£ 171 over 3 years	
Heating	£ 1,785 over 3 years	£ 1,035 over 3 years	
Hot Water	£ 438 over 3 years	£ 237 over 3 years	
Totals	£ 2,547	£ 1,443	

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



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	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 435	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 213	✓
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 24	✓

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.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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SERVICES

Mains electricity, water and drainage. Oil fired central heating.

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.



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