

TENTERDEN

KENT



Tenterden Kent TN30 6RN

An abundance of period features from exposed beams and floorboards to ornate fireplaces adorn this Grade II Listed Georgian Town House situated on the edge of the much sought after Town of Tenterden.

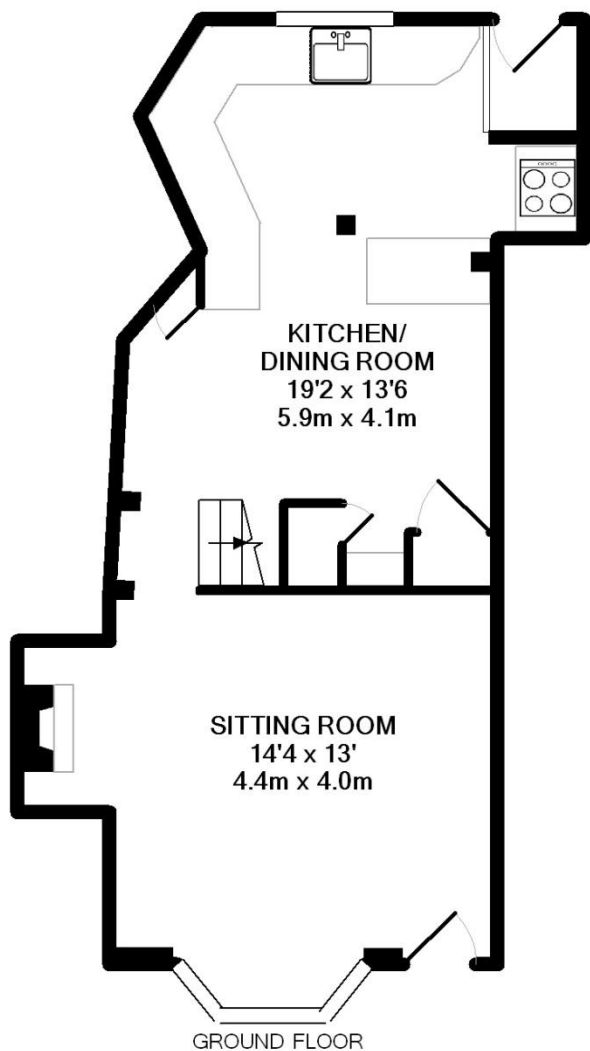
A door from the kitchen leads to the delightful tiered courtyard garden bordered with mature flower and shrub beds. Within the garden there is a brick garden store. To the front of the property there is a pretty shared garden laid to lawn enclosed by a brick wall and flower beds.

- Georgian Town House
- Grade II Listed
- An Abundance of Period Features
- Sitting Room with Inglenook
- Kitchen/Dining Room
- Three Double Bedrooms
- Family Bathroom
- Pretty Tiered Courtyard Garden
- Shared Garden to the Front
- Main Line Station at Ashford
- Walking Distance to Town Centre



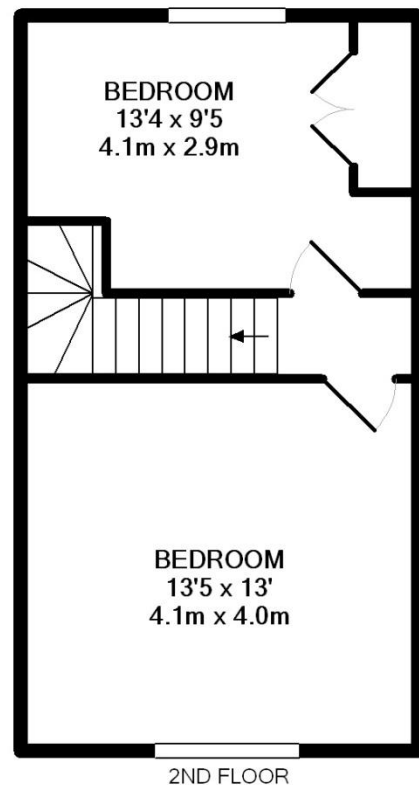
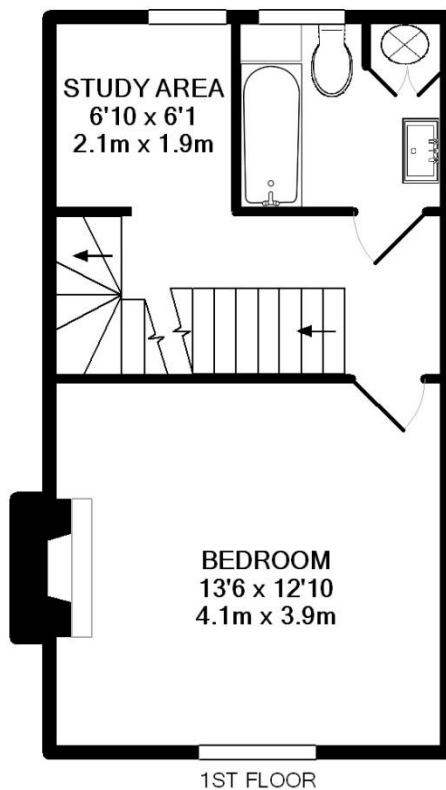






TOTAL APPROX. INTERNAL FLOOR AREA 996.7SQ.FT. (92.6SQ.M)
(not to scale - for layout purposes only)

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



4, Golden Square, TENTERDEN, TN30 6RN

Dwelling type: Mid-terrace house

Date of assessment: 13 August 2012

Date of certificate: 14 August 2012

Reference number: 8101-6970-8029-2697-2823

Type of assessment: RdSAP, existing dwelling

Total floor area: 95 m²

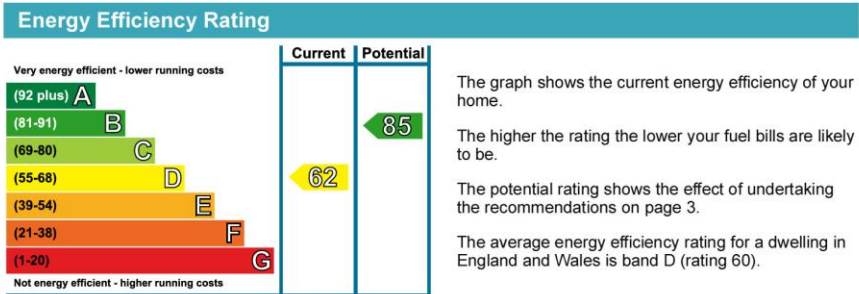
Use this document to:

- 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	£ 666

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 228 over 3 years	£ 153 over 3 years	
Heating	£ 1,983 over 3 years	£ 1,506 over 3 years	
Hot Water	£ 336 over 3 years	£ 222 over 3 years	
Totals	£ 2,547	£ 1,881	

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.



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 Internal or external wall insulation	£4,000 - £14,000	£ 147	✓
2 Draught proofing	£80 - £120	£ 96	✓
3 Low energy lighting for all fixed outlets	£25	£ 63	

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 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.

Ashford Borough Council - Council Tax Band D



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

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