

HORSMONDEN

KENT



Goudhurst Road Horsmonden, Kent TN12 8LP

Built in 2006 and presented in immaculate order throughout, this attractive end terrace cottage is part of the sought after Charles Church development on the outskirts of the popular village of Horsmonden.

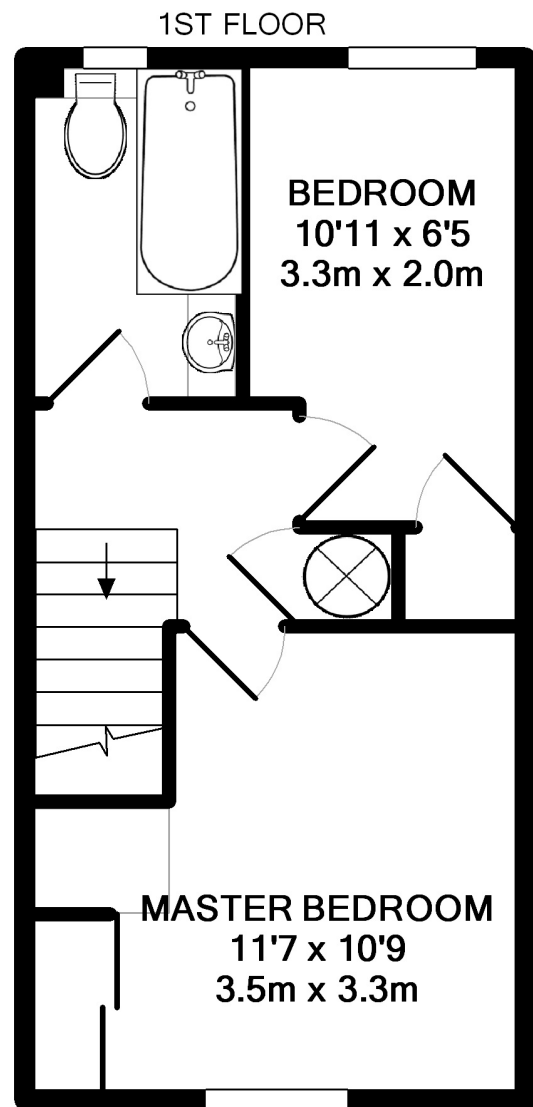
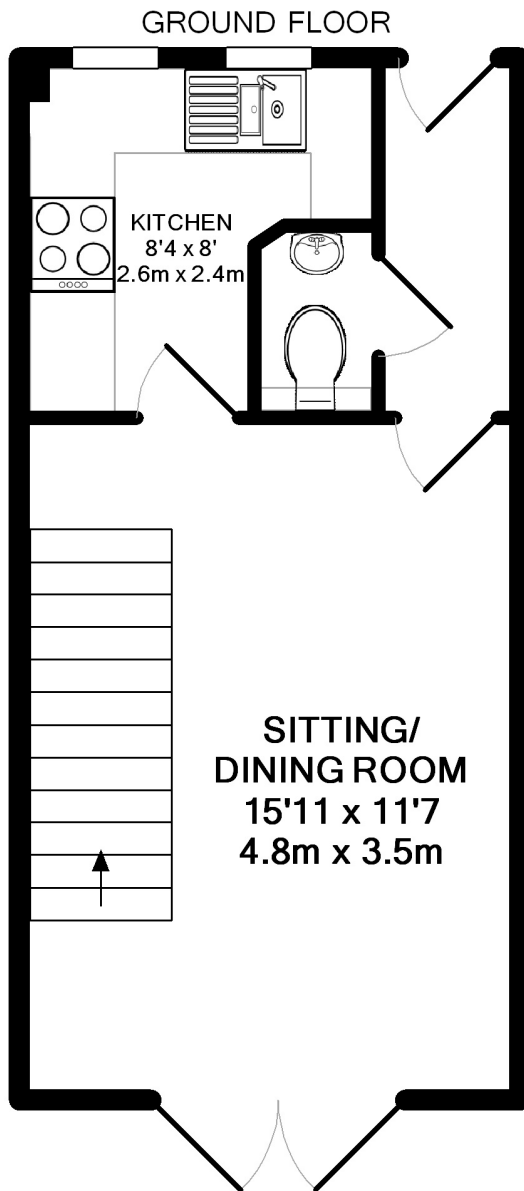
Presented in immaculate condition throughout, the accommodation consists of a sitting/dining room with door to the garden, a fitted kitchen and a cloakroom on the ground floor.

On the first floor there is a master bedroom with built in wardrobe, there is an additional bedroom also with built in storage and a family bathroom.

Outside the garden to the front is laid to gravel bordered with a picket fence, a path leads to the front door. A side gate leads to the garden at the rear which is over two levels with an area of paved terracing and again laid to gravel with a closed slate wooden fence. A gate in the fence leads to the allocated parking.

- Cottage in Popular Village Location
- Sitting/Dining Room
- Fitted Kitchen
- Cloakroom
- Master Bedroom
- Additional Bedroom
- Family Bathroom
- Enclosed Garden
- Short Walk to Village Centre





TOTAL APPROXIMATE USABLE INTERNAL FLOOR AREA 515.6SQ.FT (47.9SQ.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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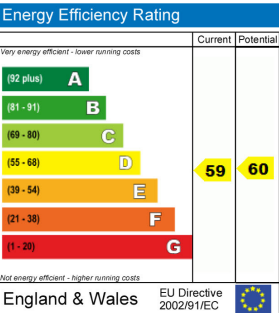
Energy Performance Certificate



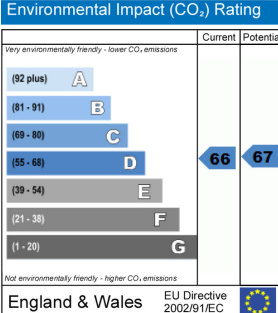
1 Boddington Cottages
Goudhurst Road
Horsmunden
TONBRIDGE
TN12 8BY

Dwelling type: End-terrace house
Date of assessment: 24 September 2008
Date of certificate: 24 September 2008
Reference number: 2448-2003-6221-5518-1020
Total floor area: 54 m²

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 (CO₂) 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 are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	304 kWh/m ² per year	299 kWh/m ² per year
Carbon dioxide emissions	2.5 tonnes per year	2.4 tonnes per year
Lighting	£45 per year	£26 per year
Heating	£321 per year	£330 per year
Hot water	£142 per year	£142 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.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

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



SERVICES

Mains electricity, water and drainage.

Tunbridge Wells Borough Council - Council Tax Band C

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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