

GOUDHURST

KENT



Ladham Road,
Goudhurst, Kent TN17 1DA

Enjoying a delightful semi-rural location in the sought after village of Goudhurst, this cottage is in the midst of renovation and as such offers a blank canvas.

Cottage in Mid-Renovation • Sitting Room • Kitchen/ Dining Room • Master Bedroom with Ensuite • Double Bedroom • Attic Double Bedroom • Family Bathroom • Garden • Brick Outbuilding • Cranbrook School Catchment Area

SERVICES

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

The plans for the extension, loft conversion and proposed layout are available on the Tunbridge Wells Borough Council planning portal, reference 16/502030/FULL

Tunbridge Wells Borough Council - Council Tax Band D

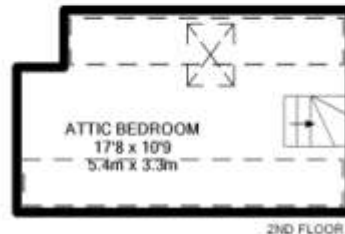
Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.

TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1181.85SQ FT. (109.85SQ 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

3 Welches, Ladham Road, Goudhurst, CRANBROOK, TN17 1DA

Swelling type: 100 square foot Reference number: 0015-7126-2100-1010-2000
Date of assessment: 18 June 2015 Type of assessment: RESAP existing dwelling
Date of certificate: 18 June 2015 Total floor area: 62 m²

Use this also advised for:
• Compare current energy 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	£ 7,131
Over 3 years you could save	£ 6,308

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 280 over 3 years	£ 183 over 3 years	
Heating	£ 5,243 over 3 years	£ 1,716 over 3 years	
Hot Water	£ 1,542 over 3 years	£ 378 over 3 years	
Totals	£ 7,131	£ 1,878	

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 used for running appliances like TVs, computers and consoles, and electricity generated by microgenerators.

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 low energy consumption by individual occupants.

Top actions you can take to save money and make your home more efficient			
Recommended measure	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Increase SR insulation to 270 mm	£100 - £300	£ 213	
2. Insulate or external wall insulation	£8,000 - £18,000	£ 1,306	
3. Floor insulation (solid floor)	£8,000 - £8,000	£ 219	

See page 3 for a full list of recommendations for this property.

For full details about the recommended measures and other actions you can take to save money, visit www.gov.uk/energy-guidance or call 0800 122 1224 (standard call rate). The Green Deal may enable you to take your home further and cheaper than...



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