

GOUDHURST

KENT



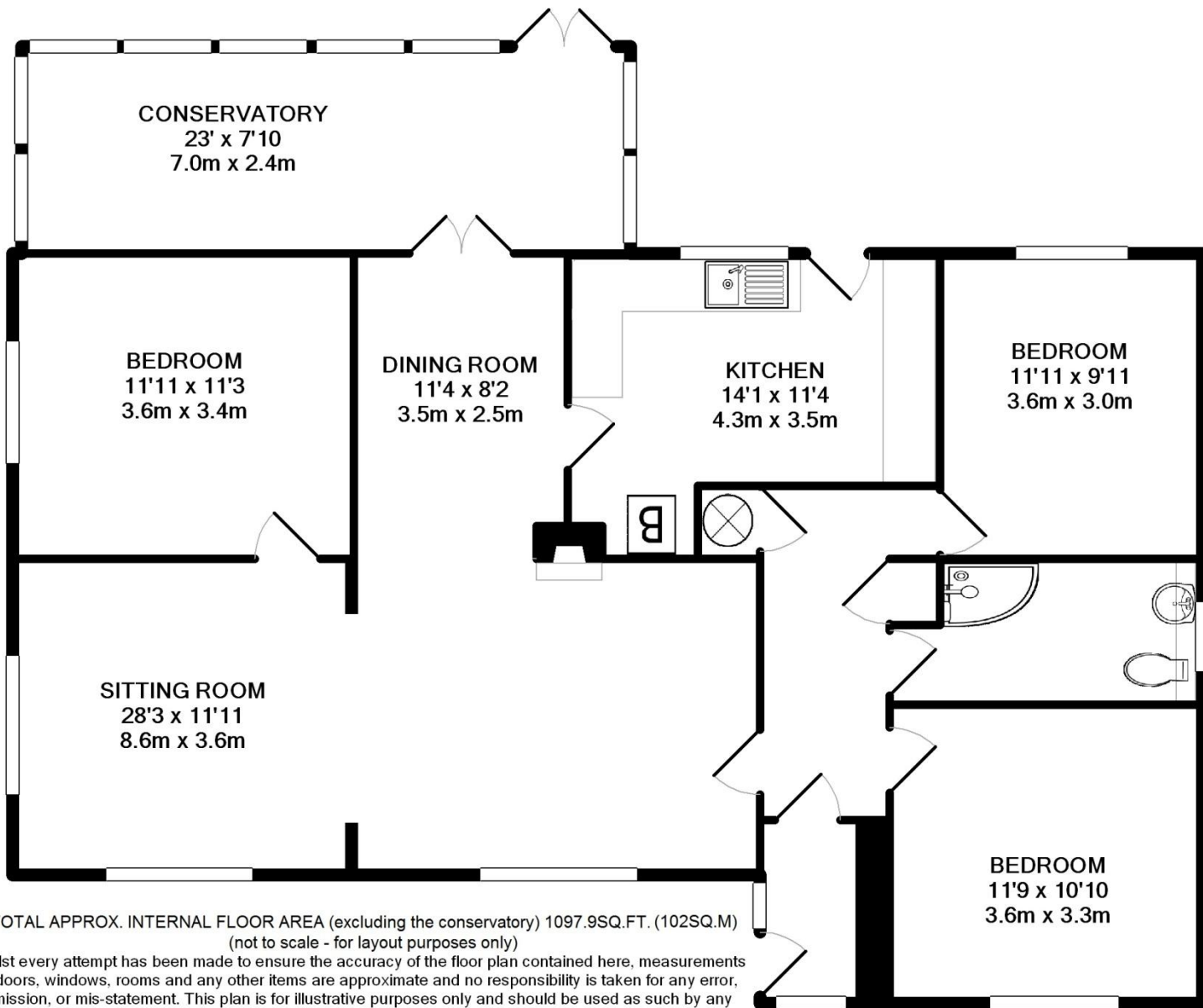
Tattlebury Lane Goudhurst Kent TN17 1BU

This detached bungalow occupies an elevated position on the outskirts of the Village of Goudhurst. In need of some renovation the accommodation consists of an open plan sitting and dining room, a conservatory, kitchen with breakfast bar, three double bedrooms and a family shower room.

The delightful gardens wrap around the property and are laid to lawn bordered with mature flower and shrub beds, interspersed with trees. A driveway provides off road parking and leads to the garage.

- Detached Bungalow
- Elevated Position
- Edge of Village Location
- In Need of Some Renovation
- Open Plan Sitting and Dining Room
- Kitchen with Breakfast Bar
- Conservatory
- Three Double Bedrooms
- Family Shower Room
- Delightful Wrap Around Gardens
- Detached Garage and Parking
- Cranbrook School Catchment Area





TOTAL APPROX. INTERNAL FLOOR AREA (excluding the conservatory) 1097.9SQ.FT. (102SQ.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



Fir Bank, Tattlebury Lane, Goudhurst, CRANBROOK, TN17 1BU

Dwelling type: Detached bungalow
Date of assessment: 04 February 2013
Date of certificate: 04 February 2013
Reference number: 0901-2844-7828-9807-2061
Type of assessment: RdSAP, existing dwelling
Total floor area: 109 m²

Use this document to:

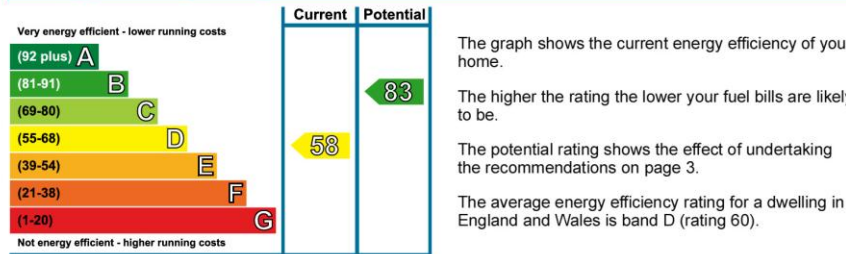
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,579
Over 3 years you could save	£ 1,248

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 171 over 3 years	
Heating	£ 2,826 over 3 years	£ 1,848 over 3 years	
Hot Water	£ 582 over 3 years	£ 312 over 3 years	
Totals	£ 3,579	£ 2,331	

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.

Energy Efficiency Rating



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 Floor insulation	£800 - £1,200	£ 507	✓
2 Draught proofing	£80 - £120	£ 138	✓
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 129	✓

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 and water. Oil fired central heating.

Tunbridge Wells Borough Council - Council Tax Band F



The Corner House, Stone Street
 Cranbrook, Kent TN17 3HE
 Tel: 01580 715400

Fax: 01580 715122

Email: enquiries@harpersandhurlingham.com

Web: www.harpersandhurlingham.com

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