

# HEADCORN

KENT



## Headcorn Kent TN27 9RB

This spacious family home occupies a tucked away position in the popular village of Headcorn.

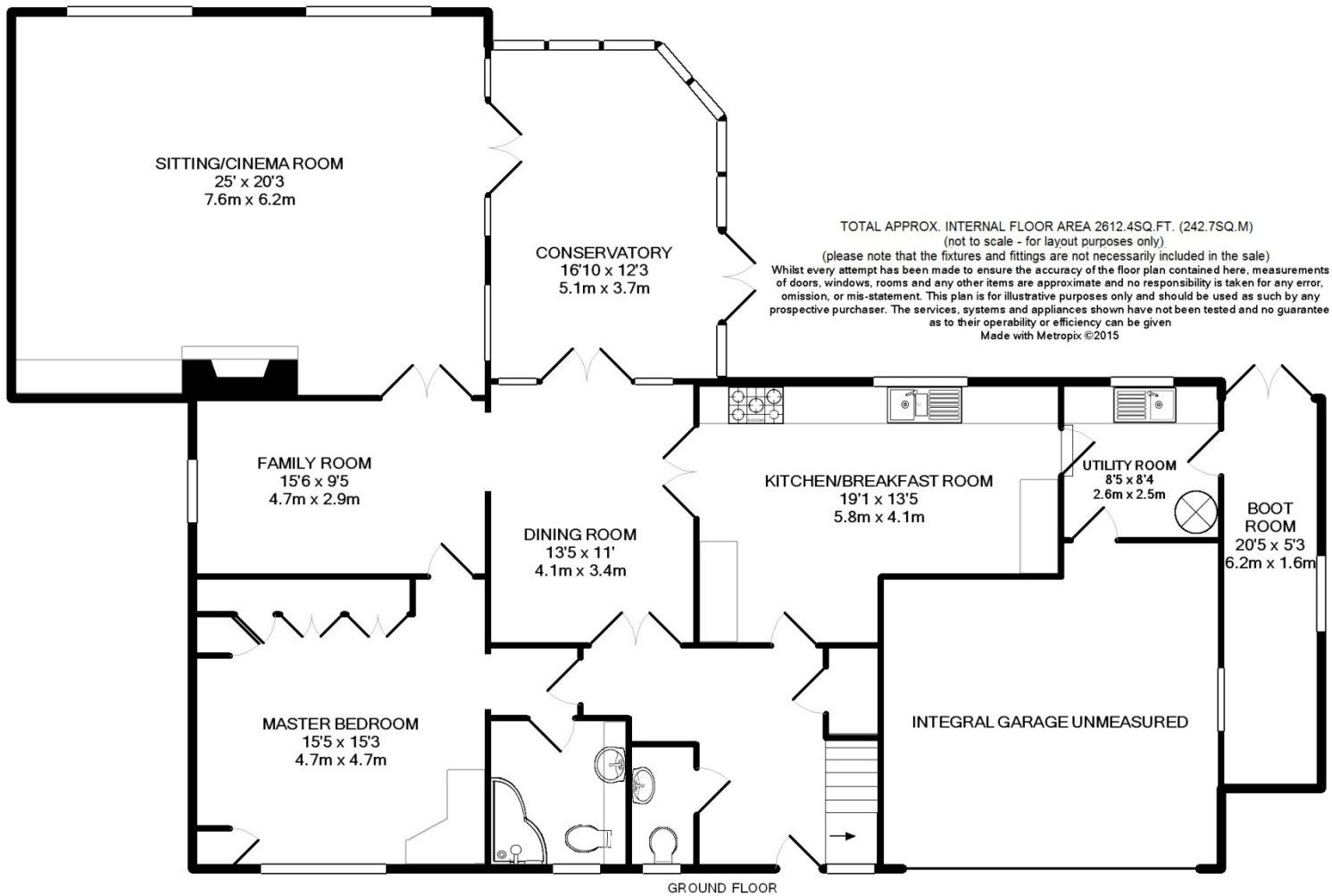
Outside the property is approached via a driveway which opens to provide ample off road parking and leads to the garage, an area of lawn abuts to the drive and is bordered with mature trees and shrubs. The gardens to the rear are laid predominantly to lawn with mature well stocked flower and shrub beds, an area of terracing, with a pergola, from which to enjoy the gardens and the views over the adjoining countryside.

- Spacious Family Home
- Entrance Hall
- Sitting/Cinema Room
- Dining Room and Family Room
- Conservatory
- Kitchen/Breakfast Room
- Utility Room and Boot Room
- Master Bedroom with Ensuite
- Three Double Bedrooms, One Ensuite
- Pretty Enclosed Gardens with Terrace
- Integral Garage and Off Road Parking
- Mainline Railway Station

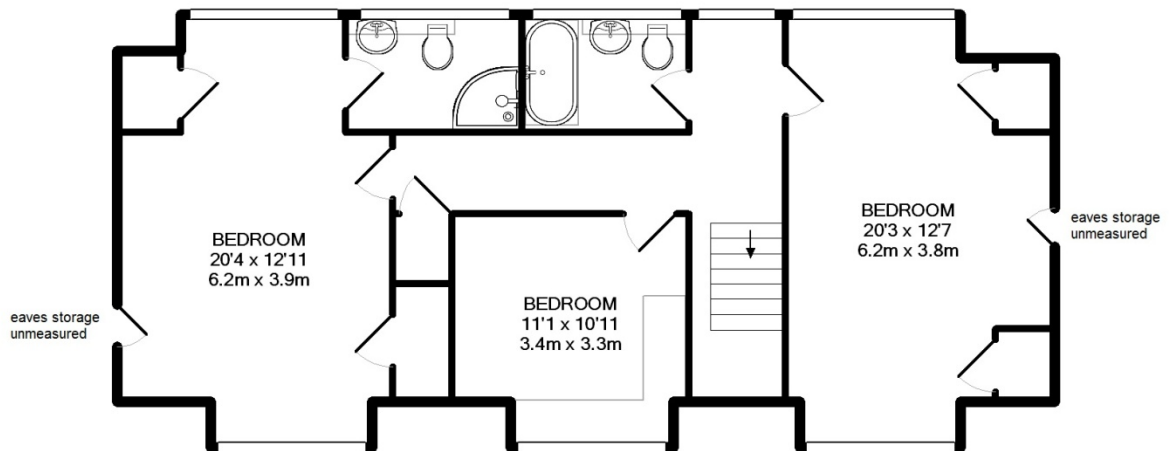








GROUND FLOOR



1ST FLOOR

# Energy Performance Certificate



13, Mill Bank, Headcorn, ASHFORD, TN27 9RB

Dwelling type: Detached bungalow  
 Date of assessment: 30 July 2013  
 Date of certificate: 30 July 2013  
 Reference number: 7708-6087-7253-1817-9904  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 231 m<sup>2</sup>

### Use this document to:

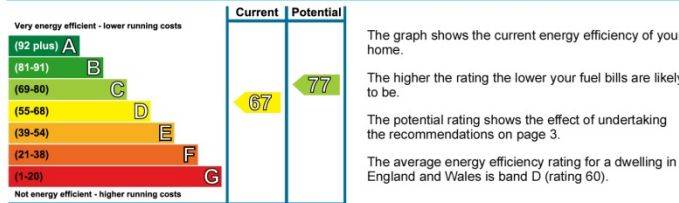
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,641
Over 3 years you could save	£ 780

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 543 over 3 years	£ 273 over 3 years	
Heating	£ 3,723 over 3 years	£ 3,213 over 3 years	
Hot Water	£ 375 over 3 years	£ 375 over 3 years	
<b>Totals</b>	<b>£ 4,641</b>	<b>£ 3,861</b>	

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 Cavity wall insulation	£500 - £1,500	£ 231	✓
2 Floor Insulation	£800 - £1,200	£ 318	✓
3 Low energy lighting for all fixed outlets	£125	£ 234	

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](http://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 and water. Shared drainage.

Maidstone Borough Council - Council Tax Band G

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



**H&H**  
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