

# WITTERSHAM

KENT



Wittersham  
Kent  
TN30 7EW

Presented in immaculate order throughout, this charming family home was built within the last ten years as part of a five property mews development and occupies a tucked away location in the popular village of Wittersham.

Refurbished to a high standard, the accommodation consists of a sitting/dinning room with doors to the terrace, study, fitted kitchen and cloakroom on the ground floor.

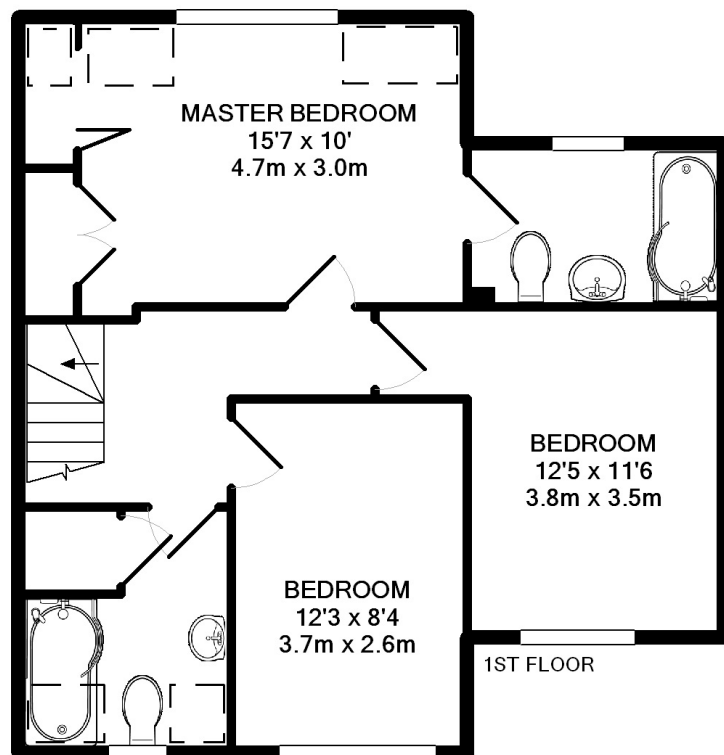
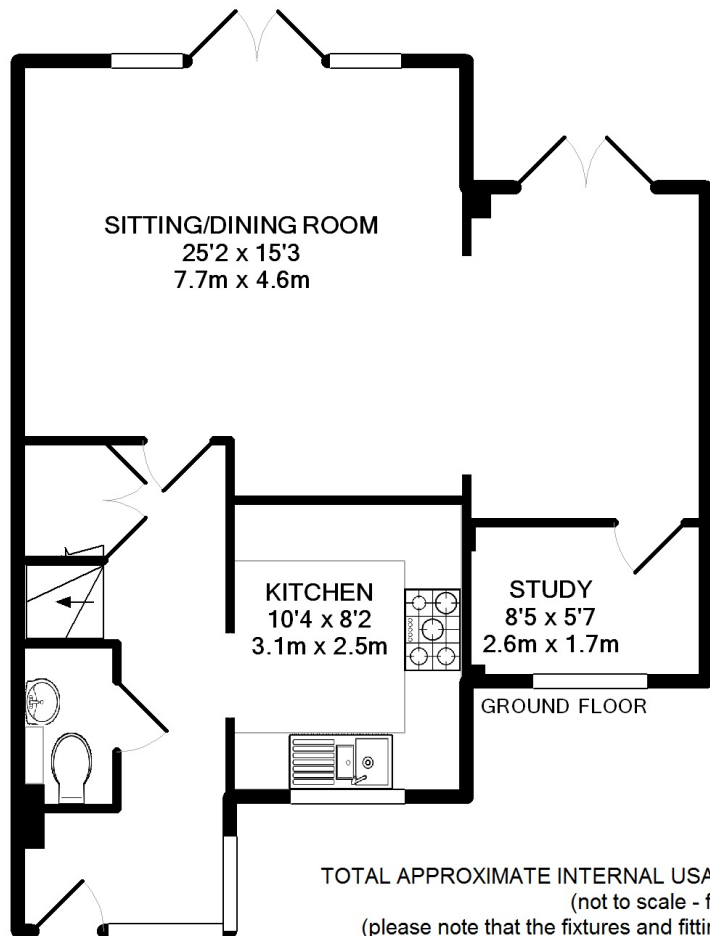
On the first floor there is a master bedroom with ensuite bathroom, two further double bedrooms and a family bathroom.

Outside there is off road parking. A gate leads to the garden which is laid to lawn with flower and shrub beds and a terrace. Within the garden there is a garden store.

- Charming Village Family Home
- Sitting/Dining Room
- Study
- Fitted Kitchen and Cloakroom
- Master Bedroom with Ensuite
- Two Further Double Bedrooms
- Family Bathroom
- Enclosed Garden with Terrace
- Off Road Parking
- Tucked Away Location







**TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA 1090.4SQ.FT. (101.3SQ.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



2, Ewe and Lamb Mews, Wittersham, TENTERDEN, TN30 7EW

Dwelling type: Semi-detached house  
 Date of assessment: 16 November 2016  
 Date of certificate: 17 November 2016  
 Reference number: 8256-6629-7899-3116-8992  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 112 m²

## Use this document to:

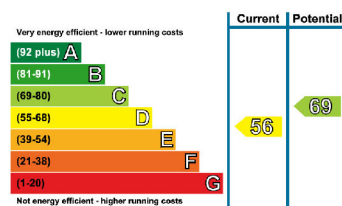
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,294
Over 3 years you could save	£ 345

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 339 over 3 years	£ 237 over 3 years	
Heating	£ 2,319 over 3 years	£ 2,358 over 3 years	
Hot Water	£ 636 over 3 years	£ 354 over 3 years	
<b>Totals</b>	<b>£ 3,294</b>	<b>£ 2,949</b>	

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 use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## 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 how energy is consumed by individual occupants.

## 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 Low energy lighting for all fixed outlets	£40	£ 78	
2 Solar water heating	£4,000 - £6,000	£ 267	✓
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 936	✓

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



## SERVICES

Mains electricity, water and drainage. LPG for cooking and central heating. NHBC warranty to June 2017

Ashford 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.



**H&H**  
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