

KILNDOWN

KENT



Church Road, Kilndown Kent TN17 2SF

In need of complete modernization, this period cottage is located in the popular hamlet of Kilndown and enjoys far reaching countryside views.

The accommodation consists of a sitting room with open fireplace, dining room with open fireplace, kitchen with door to the garden and a bathroom on the ground floor.

On the first floor there are three double bedrooms, one of which has a fireplace.

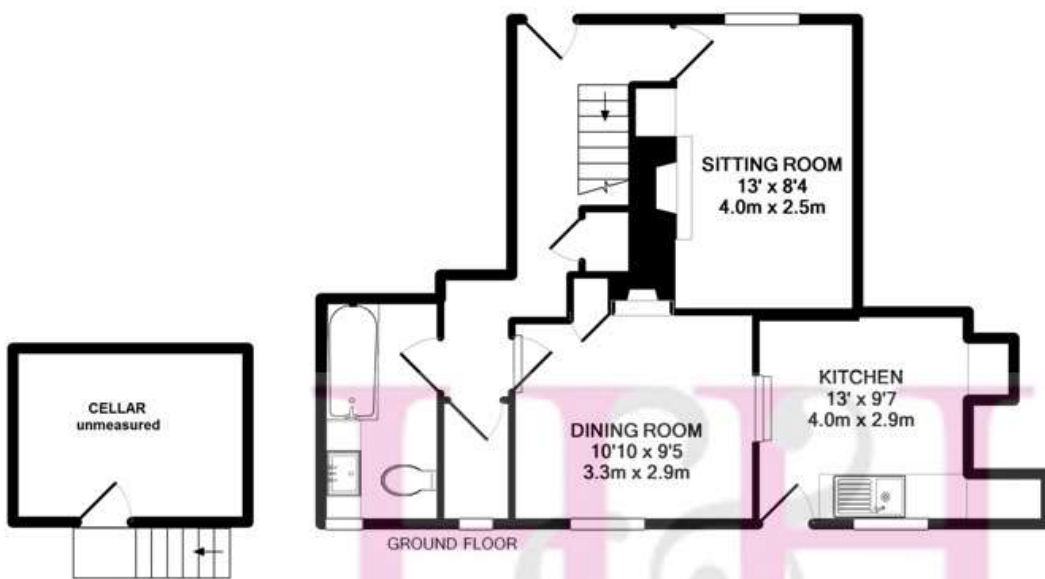
Outside there is allocated off road parking for two cars. A gate in the picket fence opens onto the partially walled garden to the front of the property which is laid predominantly to lawn with flower and shrub beds. To the rear the tiered garden, which can be accessed on foot through the garden of No. 3, is laid to lawn and enjoys the far reaching views over the countryside. There is an area of terrace from which steps lead down to an untanked cellar.

- Cottage in need of Modernization
- Sitting Room with Fireplace
- Dining Room with Fireplace
- Kitchen with Door to Garden
- Three Double Bedrooms
- Garden with Access to Cellar
- Allocated Off Road Parking
- Cranbrook School Catchment Area









TOTAL APPROXIMATE INTERNAL USABLE FLOOR AREA (excluding Cellar) 861.1SQ.FT. (80SQ.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 Church Cottages, Church Road, Kildown, CRANBROOK, TN17 2SF

Dwelling type: Mid-terrace house
 Date of assessment: 07 December 2016
 Date of certificate: 07 December 2016
 Reference number: 9543-2883-7424-9806-0731
 Type of assessment: RuSAP, existing dwelling
 Total floor area: 91 m²

Use this document to:

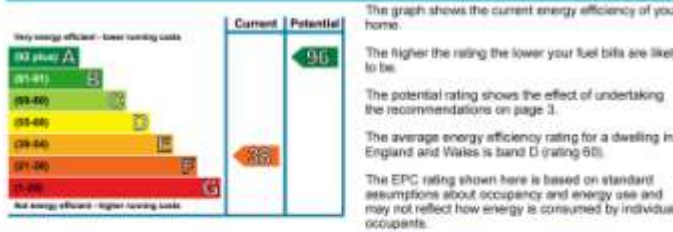
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,663
Over 3 years you could save	£ 1,686

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 177 over 3 years	
Heating	£ 2,970 over 3 years	£ 1,563 over 3 years	
Hot Water	£ 447 over 3 years	£ 237 over 3 years	
Totals	£ 3,663	£ 1,977	

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



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 Increase loft insulation to 270 mm	£100 - £350	£ 690	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 190	✓
3 Floor insulation (suspended floor)	£800 - £1,200	£ 105	✓

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.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rates). The Green Deal may enable you to make your home warmer and cheaper to run.



SERVICES

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

Tunbridge Wells Borough Council - Council Tax Band C

Please note that flying freeholds affect the property on both sides.

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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