

TENTERDEN

KENT



6 Bridewell Lane
Tenterden
Kent
TN30 6EY

This delightful, attached period cottage is located on a charming lane within a conservation area off the High Street in the much sought after, picturesque, Town of Tenterden.

Oozing with character from beams to wooden floors, exposed brick to tiled floors, the immaculately presented accommodation consists of a sitting/dining room and a newly fitted kitchen with a door leading to the garden.

On the first floor there is a double aspect master bedroom and a family bathroom. A staircase leads to an attic bedroom.

A gate leads to the charming partially walled garden with elevated terrace. The textured areas are interspersed with flower and shrub beds.

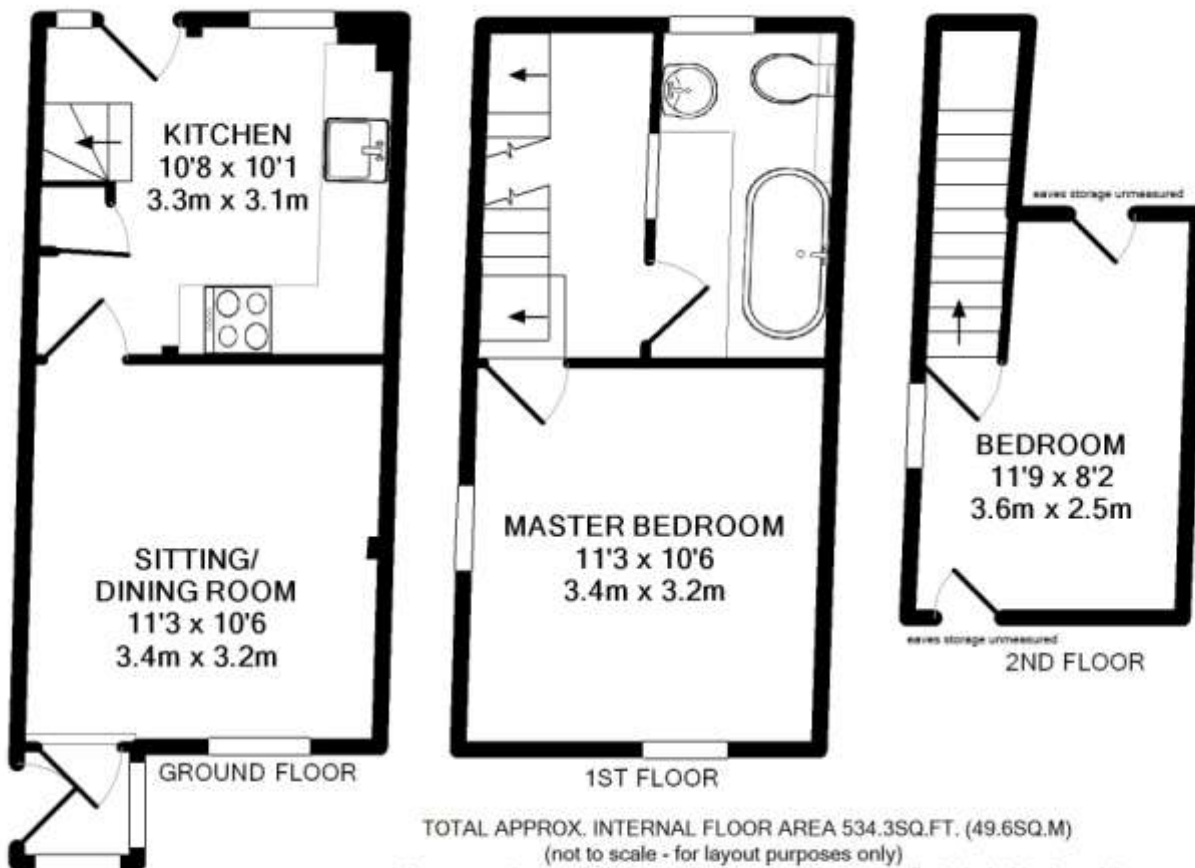
Walking distance to Town Centre.

- Delightful Attached Period Cottage
- Sitting/Dining Room
- Newly Fitted Kitchen
- Double Aspect Master Bedroom
- Bathroom
- Attic Bedroom
- Charming Partially Walled Garden









TOTAL APPROX. INTERNAL FLOOR AREA 534.3SQ.FT. (49.6SQ.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

Made with Metropix ©2016

Energy Performance Certificate



6, Bridewell Lane, TENTERDEN, TN30 6EY

Dwelling type: End terrace house
 Date of assessment: 23 April 2015
 Date of certificate: 23 April 2015

Reference number: 2076-3039-6204-6065-5900
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 52 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:	£ 2,265
Over 3 years you could save:	£ 636

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 150 over 3 years	£ 117 over 3 years	
Heating	£ 1,845 over 3 years	£ 1,341 over 3 years	
Hot Water	£ 270 over 3 years	£ 171 over 3 years	
Totals	£ 2,265	£ 1,629	

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

Current	Potential
D	B

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).

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 Room-in-roof insulation	£1,900 - £2,700	£ 420	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 81	✓
3 Low energy lighting for all fixed outlets	£10	£ 30	✓

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.green-deal.gov.uk/keeping-energy or call 0306 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, water and drainage.

Ashford Borough Council - Council Tax Band C

The next door neighbour has a right of way across the garden.

Parking - a season ticket is available for the Bridewell Lane car park. Garaging can be rented nearby if required.

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



The Corner House, Stone Street
 Cranbrook, Kent TN17 3HE
Tel: 01580 715400
Fax: 01580 715122
Email: enquiries@harpersandhurlingham.com
Web: www.harpersandhurlingham.com

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.