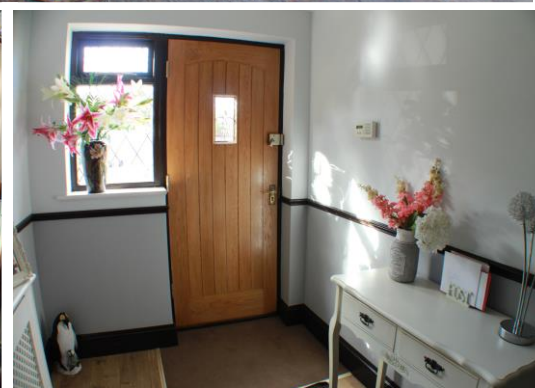


Chimney pots

estate agents



Bulls Copse Lane,
WATERLOOVILLE PO8 9RA

Price on Application
£390,000

Bulls Copse Lane, WATERLOOVILLE PO8 9RA

- A GENEROUS DETACHED FAMILY HOME
- BEAUTIFULLY MAINTAINED BY THE CURRENT OWNERS
- SINGLE GARAGE DRIVEWAY PARKING FOR SEVERAL CARS
- FOUR DOUBLE BEDROOMS
- SEPARATE DINING ROOM
- LARGE KITCHEN/ DINER
- CONSERVATORY
- MODERN BATHROOM
- UPVC DOUBLE GLAZING THROUGHOUT
- SECURE REAR GARDEN



Tucked away off a short lane, offering access to just two properties, this lovely home offers 4 generous double bedrooms, 1 bathroom, 1 shower room, large kitchen diner leading to an open plan conservatory. The lounge offers access via french doors to the separate dining room which then in turn leads to the private rear garden.



The kitchen has been thoughtfully equipped and to allow additional storage space, the utility appliances have been plumbed into the rear of the integral garage.

The garden is above average in size and has been laid to lawn and a patio area wraps the house allowing space for outside dining and summer pursuits.



A viewing of this property would be advised as the generous proportions are very hard to access through photographs.

This property is offered with only one forward New build purchase in the chain.



ACCOMMODATION

Front Door Leading to:
Hallway

Lounge 21' 2" x 9' 8" (6.45m x 2.94m)

Dining Room 10' 1" x 9' 7" (3.07m x 2.92m)

Kitchen/Breakfast Room 12' 9" x 10' 8" (3.88m x 3.25m)

Conservatory 12' 2" x 8' 8" (3.71m x 2.64m)

Family Bathroom

Landing

Shower Room

Bedroom 1 15' 8" x 10' 9" (4.77m x 3.27m)

Bedroom 2 15' 11" x 9' 8" (4.85m x 2.94m)

Bedroom 3 14' 3" x 9' 8" (4.34m x 2.94m)

Bedroom 4 14' 2" x 10' 9" (4.31m x 3.27m)

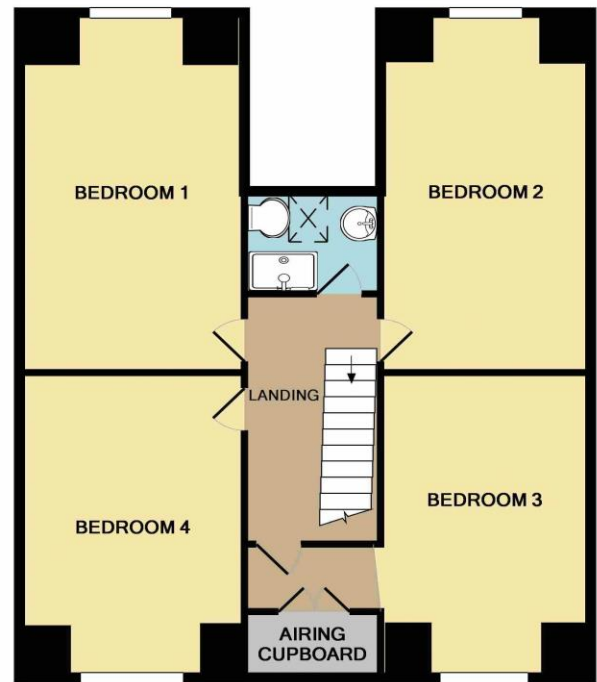
OUTSIDE

Front and Rear Gardens
Garage and Driveway

Energy Performance Certificate		SAP	
Mils Bulls, Copps Lane SILF DOLLOVILLE Hampshire PO16 9BA		Dwelling type: Detached bungalow Date of certificate: 15 November 2015 Date of assessment: 15 November 2015 Reference number: 8859-2318-8167-8680-2731 Type of assessment: RQPAP existing dwelling Total floor area: 125 m ²	
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO ₂) emissions.			
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current: B Potential: C		Current: C Potential: D
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.	
Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home			
	Current	Potential	
Energy Use	150 kWh/m ² per year	157 kWh/m ² per year	Fuel costs
Carbon dioxide emissions	4.4 tonnes per year	4.3 tonnes per year	
Lighting	£12 per year	£7 per year	
Heating	£628 per year	£628 per year	
Hot Water	£153 per year	£153 per year	
The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised testing conditions (heating periods, system temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impact of the fuel used for cooking or running appliances, such as TVs, fridges etc. nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate data because fuel prices can change over time and energy saving recommendations will evolve.			
To see how this home can achieve its potential rating please see the recommended measures.			
Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a mark and logo that will identify the most energy-efficient products on the market.			
This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your energy's energy performance.			



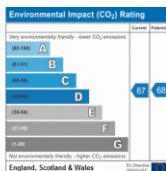
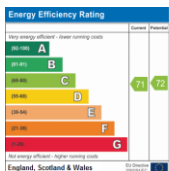
GROUND FLOOR
APPROX. FLOOR
AREA 898 SQ.FT.
(83.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 693 SQ.FT.
(64.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1591 SQ.FT. (147.8 SQ.M.)

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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.