

# COMPASS

Lettings & Sales  
New Homes  
Property Management  
Buy To Let Agents  
Mortgage Advice  
Block Management



## **MILL CLOSE, DOVERCOURT**

**FOR SALE IS THIS 3 BEDROOM DETACHED HOUSE IN A PRIVATE MEWS TOWN CENTRE LOCATION WITH GARAGE, PARKING, CONSERVATORY & OWNED SOLAR PANELS**



## **PRICE £295,000 FREEHOLD**

- \* THREE BEDROOM DETACHED HOUSE \***
- \* LOUNGE/DINING ROOM \* CONSERVATORY \***
- \* KITCHEN \* GAS C/H \* CLOAKROOM \***
- \* BATHROOM \* DOUBLE GLAZING \***
- \* GARAGE & OFF STREET PARKING \***
- \* 40' x 30' REAR GARDEN \* OWNED SOLAR PANELS \***

28 Kingsway  
Dovercourt  
Harwich  
Essex CO12 3AB

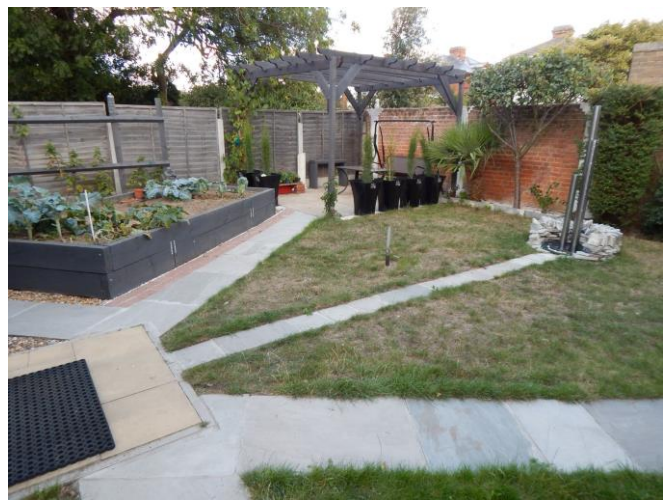
(T) 01255 556660  
(F) 01255 556664  
(E) [info@compassproperty.me.uk](mailto:info@compassproperty.me.uk)  
(W) [www.compassproperty.me.uk](http://www.compassproperty.me.uk)



## Mill Close, Dovercourt, Harwich CO12 3PQ...

### Outside storm porch with light & UPVC entrance door to: -

<b>Entrance Hall</b>	Radiator, stairs to first floor, doors to kitchen, lounge &: -
<b>Cloakroom</b>	Pedestal hand wash basin with tiled splash back, close-coupled WC, radiator, new Worcester gas boiler, extractor fan, RCD, UPVC opaque double glazed window to front.
<b>Kitchen</b>	<b>11'4 x 8'4.</b> Modern gloss white fitted units comprising eye level cupboards with work surfaces, drawers & cupboards under, built in oven, induction hob & chimney hood, integrated fridge & freezer, single drainer sink with mixer tap, tiled splash back, plumbing for washing machine, sunken lighting, tiled floor, UPVC double glazed windows to front & side.
<b>Lounge/ Dining Room</b>	<b>16' x 16' (12'2 min).</b> UPVC double glazed window to side, 2 radiators, feature flueless gas fireplace with marble surround, under stair cupboard, UPVC double glazed sliding patio doors to: -
<b>Conservatory</b>	<b>11' x 10'9.</b> UPVC double glazed windows to rear & both sides, tiled floor, UPVC double glazed French doors to rear garden.
<b>Landing</b>	UPVC double glazed window to side, airing cupboard, loft hatch, doors to all rooms.
<b>Bedroom 1</b>	<b>16' max x 8'2.</b> UPVC double glazed window to rear, radiator.
<b>Bedroom 2</b>	<b>11'5 (9'9 min) x 8'11.</b> UPVC double glazed window to front, radiator.
<b>Bedroom 3</b>	<b>10'10 x 7'6.</b> UPVC double glazed window to rear, radiator.
<b>Bathroom</b>	<b>6'8 x 6'6.</b> Modern fully tiled white suite comprising panelled bath with shower mixer tap, vanity hand wash basin with mixer tap & cupboard under, close-coupled WC, heated wall mirror with lights & shaver point, tiled floor, extractor fan, UPVC double glazed opaque window to front.
<b>Outside</b>	The property is approached via a private block paved road. Paved & block paved drive providing off street parking for 2/3 cars & leading to <b>GARAGE</b> with up & over type door, power & light connected, private door to rear garden. Gate & path to the side lead to the rear garden which is approx. 40' x 30', being lawn with shrub beds, raised vegetable patch, 2 paved patio areas, Pergola, 2 garden sheds, enclosed by fencing, gate leading to shared pathway to the High Street.
<b>Council Tax</b>	Band C: £1,607.19 pa (April 2020 - March 2021).
<b>Note</b>	<b>The property benefits from owned solar panels that will remain. These do not incur costs but do provide a feed in tariff income from EON of at least £1700 per annum (usually higher) as well as covering the cost of daytime electric at certain times of the year. Further details are available from the sellers.</b>



# Energy Performance Certificate HM Government

**3, Mill Close, HARWICH, CO12 3PQ**

**Dwelling type:** Detached house  
**Date of assessment:** 24 August 2020  
**Date of certificate:** 24 August 2020

**Reference number:** 2248-4010-7238-7110-7240  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 82 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

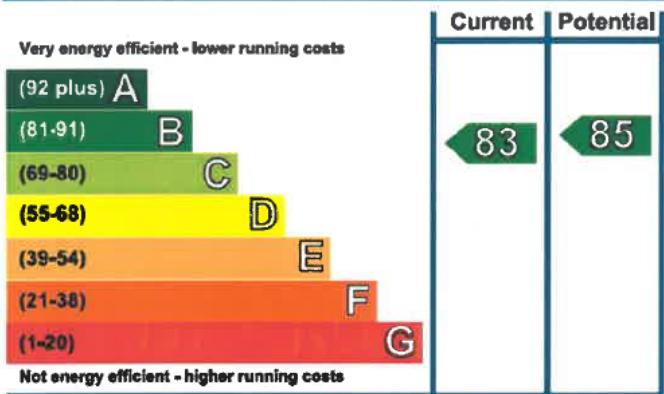
Estimated energy costs of dwelling for 3 years:	£ 2,019
Over 3 years you could save	£ 144

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 246 over 3 years	<div style="background-color: #006400; color: white; padding: 10px; border: 1px solid white;"> <p style="font-size: 1.2em; margin: 0;">You could save £ 144 over 3 years</p> </div>
Heating	£ 1,377 over 3 years	£ 1,392 over 3 years	
Hot Water	£ 396 over 3 years	£ 237 over 3 years	
<b>Totals</b>	<b>£ 2,019</b>	<b>£ 1,875</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.

**Please note that appliances detailed on these particulars, have not been tested by Compass.**  
*The information presented in these details should not be relied upon as a statement or a representation of fact. Therefore, we recommend that prospective purchasers make their own enquiries through their legal representative.*