


**Energy Performance Certificate** 

1, Lyndale Grove, Somerford, CONGLETON, CW12 4YW

Dwelling type: Detached bungalow Reference number: 0333-3845-720-6508-4751  
 Date of assessment: 08 August 2018 Type of assessment: SAP 'new' dwelling  
 Date of certificate: 08 August 2018 Total floor area: 132 m<sup>2</sup>

Use this document to:

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

Estimated energy costs of dwelling for 3 years:	£ 1,185
Over 3 years you could save:	£ 128

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 234 over 3 years	£ 234 over 3 years	
Heating	£ 688 over 3 years	£ 550 over 3 years	You could save £ 138
Hot Water	£ 303 over 3 years	£ 171 over 3 years	
<b>Total</b>	<b>£ 1,185</b>	<b>£ 1,039</b>	

These figures show how much the average household would spend on 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, the TV, computers and consoles, 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 C (rating 69). 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 households.

**Actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1. Solar water heating	£4,000 - £6,000	£ 128
2. Solar photovoltaic panels, 2.5 kWp	£3,000 - £8,000	£ 600

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**Disclaimer**  
 Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.



2-4 West Street Congleton Cheshire CW12 1JR  
 Tel: 01260 271255 Fax: 01260 299280  
 Email: [contact@timothyabrown.co.uk](mailto:contact@timothyabrown.co.uk)



Valuers & Estate Agents, Surveyors, Residential & Commercial Management  
 Timothy A. Brown Limited, Reg. in England and Wales No. 8809349  
 Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

**1 Lyndale Grove**  
 Somerford, Congleton,  
 Cheshire CW12 4YW

**£600,000**

- RECENTLY BUILT 3 BEDROOM DETACHED BUNGALOW - 1350 SQ FT PLUS GARAGE
- HIGH SPECIFICATION - LOW ENERGY
- EN SUITE & FAMILY BATHROOM
- LARGE GARAGE
- ENCLOSED GARDEN
- EXCLUSIVE CUL DE SAC DEVELOPMENT OF ONLY 5 PROPERTIES

## FOR SALE BY PRIVATE TREATY (Subject to contract)

Located in the desirable rural hamlet of Somerford, this truly bespoke modern 6 year old bungalow is a real rarity in today's market!

Constructed by master craftsmen, the property exudes the highest quality and boasts stunning presentation throughout. Spacious proportions are present in every room and outside you will find generous gardens to enjoy and a spacious driveway for several vehicles. Completing this unique package is the large garage that you are sure to find useful!

### THREE BEDROOM DETACHED BUNGALOW - OVER 1350 SQ FT PLUS GARAGE.

#### LUXURIOUSLY APPOINTED DETACHED BUNGALOW COMPLEMENTED WITH A HIGHLY SPECIFIED INTERIOR.

Entrance hall. Lounge with dual fuel wood burning stove. Dining kitchen. Three bedrooms. Bathroom and Ensuite. Large garage. Driveway. Enclosed garden.

A small modern development of only 5 bespoke properties situated in the beautiful semi rural hamlet of Somerford. Built by the award winning private developer, Alcock and Bailey.

Somerford nestles in the heart of the Cheshire countryside, with beautiful scenic walks on its doorstep. Brereton Nature Reserve is close by, a haven for outdoor pursuits and a favoured spot for dog walkers and families. The well reputed Somerford Park Farm is literally across the road, offering equestrian facilities to suit novices through to Olympians.

A short drive away is the village of Holmes Chapel offering an excellent array of everyday needs including a delicatessen, butchers, pubs and restaurants. For commuters, Holmes Chapel's own railway station is on the

main commuter line between Manchester Piccadilly and Crewe, with Intercity links to London Euston. Manchester International Airport is also within easy reach, and also within a 10 minute drive are Junctions 18 and 17 of the M6 motorway.

The towns of Macclesfield and Congleton are within a 20 and 10 minute drive respectively, both offering a more comprehensive range of shopping and leisure facilities. Within the area and closer towns are excellent educational facilities to cater for children of all ages in both the state and private sector.

An internal viewing is considered truly paramount to fully appreciate this opportunity, so call us now!

#### The accommodation briefly comprises: (all dimensions are approximate)

**MAIN ENTRANCE** : Wood grain effect high security panelled door with double glazed upper lights and matching side panels to:

**L SHAPED ENTRANCE HALL** : Loft access hatch with retractable wooden loft ladder to partially boarded roof space with light. Two single panel central heating radiators. Stone effect tiled floor. Built in storage. Doors to all rooms.

**LOUNGE 18' 6" x 13' 8" (5.63m x 4.16m) plus walk in bay to alcove**: PVCu double glazed walk in bay window to front aspect. Coving to ceiling. Two double panel central heating radiators. 13 Amp power points. Television aerial point. Exposed brick built fireplace with dual fuel stove set on granite hearth.

**OPEN PLAN DINING KITCHEN 21' 0" x 14' 5" (6.40m x 4.39m)**: PVCu double glazed window to rear aspect. Low voltage downlighters inset. Coving to ceiling. Range of contrasting eye level and base units having marble effect quartz preparation surfaces over with preformed drainer and one and a half bowl stainless steel sink unit inset. Two built in NEFF double electric oven and grills. Integrated fridge and freezer and dishwasher. Central island with marble effect quartz surface having base units

with breakfast bar for two. Built in NEFF induction hob with ceiling flush fitted extractor fan above. Double panel central heating radiator. 13 Amp power points. Television aerial point. Exposed brick built fireplace with dual fuel stove. Stone effect tiled floor. PVCu double glazed French doors to outside rear.

**SHOWER ROOM 7' 9" x 6' 3" (2.36m x 1.90m)**: PVCu double glazed window to front aspect. Modern white suite comprising: low level w.c. with concealed cistern, wall hung wash hand basin with mixer tap. Large walk in shower area with glass screen housing a thermostatically controlled mains fed shower. Chrome centrally heated towel radiator. Extractor fan. Stone effect wall and floor tiles.

**BEDROOM 1 SIDE 15' 6" x 15' 2" (4.72m x 4.62m) plus wardrobes**: PVCu double glazed window to side aspect. Coving to ceiling. Low voltage downlighters inset. Double panel central heating radiator. 13 Amp power points. Range of fitted bedroom furniture of 4 double wardrobes.

**EN SUITE** : PVCu double glazed window to rear aspect. Low voltage downlighters inset. Suite comprising: low level w.c. with concealed cistern and wall hung wash hand basin. Shower cubicle housing a thermostatically controlled mains fed shower. Chrome centrally heated towel radiator.

**BEDROOM 2 SIDE 13' 8" x 11' 1" (4.16m x 3.38m) to wardrobes**: PVCu double glazed window to side aspect. Double panel central heating radiator. 13 Amp power points. Fitted bedroom furniture comprising 3 double wardrobes and dressing table with drawers.

**BEDROOM 3 SIDE 13' 7" x 8' 5" (4.14m x 2.56m)**: PVCu double glazed window to side aspect. Double panel central heating radiator. 13 Amp power points. Built in triple wardrobe.

#### Outside :

**FRONT** : Large expanse of lawn with deep borders and Portuguese laurel boundary hedgerow. Indian stone paved pathways.

**SIDE** : Lawned gardens. Block paved triple width driveway terminating at the attached garage.

**GARAGE 18' 2" x 13' 0" (5.53m x 3.96m) Internal Measurements**: Electrically operated up and over door. Power and light. Floor mounted oil fired central heating boiler.

**REAR** : Southerly facing garden enclosed with attractive brick walls with lawns, shrub borders and gravel laid seating area. Adjacent to the rear is a deep Indian stone paved terrace. Cold water tap. Gates access to front via both sides. External power point and lighting. Oil tank.

**TENURE** : Freehold (subject to solicitors' verification).

**SERVICES** : Mains electric, drainage and water are connected (although not tested). Oil fired central heating.

**VIEWING** : Strictly by appointment through sole selling agent **TIMOTHY A BROWN**.

**LOCAL AUTHORITY**: Cheshire East

**TAX BAND**: F

**DIRECTIONS**: SATNAV CW12 4YW

