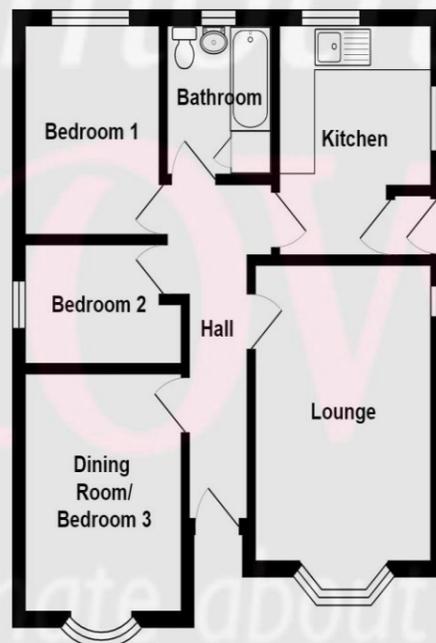


All contents, positioning & measurements are approximate and for display purposes only



Energy Performance Certificate

Samia, Somerford Booths, CONGLETON, CW12 2JN
 Dwelling type: Detached bungalow
 Date of assessment: 17 October 2018
 Date of certificate: 18 October 2018
 Reference number: 9052-2815-7910-9898-8085
 Type of assessment: Full
 Building's existing heating: Oil
 Total floor area: 80 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 making improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,539		
Over 3 years you could save:	£ 1,461		
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 228 over 3 years	£ 228 over 3 years	You could save £ 0 over 3 years
Heating	£ 2,383 over 3 years	£ 1,198 over 3 years	You could save £ 1,461 over 3 years
Hot Water	£ 928 over 3 years	£ 522 over 3 years	
Totals	£ 3,539	£ 1,958	

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. The estimate energy use for heating appliances, hot water, air conditioning and electrically generated electricity is based on electricity generated by micro-generation.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 8. The average energy efficiency rating for a dwelling in England and Wales is band C 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 households.

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £300	£ 105
2 Cavity wall insulation	£500 - £1,000	£ 493
3 Floor insulation (solid floor)	£4,000 - £8,000	£ 284

See page 8 for a full list of recommendations for this property.
 EPCs for England and Wales are available on the Energy Performance Certificate (EPC) Register. You can check the EPC for this property on the EPC Register. For more information on EPCs, visit www.gov.uk/energy-guidance or call 0300 123 1234 (standard national rate). The Green Deal may enable you to finance your home's energy and carbon savings.

Page 1 of 4

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 Email: contact@timothyabrown.co.uk

Sarnia
 Giantswood Lane, Somerford Booths,
 Congleton, Cheshire CW12 2JN

Selling Price: £499,950

- CLASSIC RURAL CHESHIRE
- BOUNDLESS OPPORTUNITIES TO EXTEND & RE-DEVELOP
- PERMITTED DEVELOPMENT PERMISSION GRANTED
- READY TO MOVE IN AS IS
- DETACHED THREE BEDROOMS
- SUBSTANTIAL GROUNDS AND GARDENS
- SURROUNDED BY FARMLAND
- NO CHAIN

COUNTRYSIDE RETREAT WITH MODERN COMFORTS WITH POTENTIAL TO DEVELOP.

Discover this charming detached three-bedroom bungalow nestled in the picturesque village of Hulme Walfield. Enjoy stunning views, modern amenities, and a convenient location near Westlow Mere and the vibrant town of Congleton.

Key Features:

- **Recently Updated:** Newly fitted kitchen, shower room, and brand new external combi boiler.
- **Spacious Living:** Three bedrooms, a spacious lounge, and a breakfast kitchen.
- **Outdoor Oasis:** Enjoy a huge rear garden with countryside views.
- **Convenient Location:** A stone's throw from Westlow Mere and a short drive from Congleton town centre and the retail park.
- **Excellent Access:** Easy access to major transportation routes, including the M6 motorway and Manchester Airport.
- **Modern Amenities:** Modern oil fired central heating, majority PVCu double glazing, and a detached garage.

POTENTIAL TO EXTEND under Permitted Development. Allowing the creation of either an extensive single storey OR A two storey residence with up to four bedrooms. Visit Cheshire East planning department - Planning Reference No: 21/4975C.

Permitted Development has been granted for:

- 1. Ground floor extension only
- 2. First floor addition only, or
- 3. Both ground and first floor additions

Nearby Attractions:

- Explore the beautiful countryside and enjoy peaceful walks around Westlow Mere.
- Experience the vibrant culture of Congleton, with its shops, restaurants, bars, and theatre.
- Discover the stunning Astbury Mere Country Park.

This delightful bungalow offers the perfect blend of modern comfort and countryside charm. Don't miss this opportunity to make it your home!

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Enclosed storm porch. High security steel skinned door with double glazed centre panel.

HALL : Single panel central heating radiator. 13 Amp power points.

LOUNGE 16' 9" x 11' 10" (5.10m x 3.60m) : Timber framed sealed unit double glazed bay window to front aspect. PVCu double glazed window to side. Coving to ceiling. Two single panel central heating radiators. 13 Amp power points. Feature fireplace (not to be used). Television aerial point.

DINING ROOM / BEDROOM 3 12' 0" x 11' 10" (3.65m x 3.60m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

KITCHEN 14' 0" x 10' 8" (4.26m x 3.25m) : PVCu double glazed window to rear and side aspects. Extensive range of modern eye level and base units in sage green with black marble effect preparation surfaces over with stainless steel 1.5 bowl single drainer sink unit inset. Built in 4 ring electric hob with electric oven and grill below, and glass and stainless steel extractor canopy hood over, with black glass splashback. Integrated dishwasher. Space for fridge freezer. Single panel central heating radiator. 13 Amp power points. oak effect floor. Glazed door to side with small vestibule and high security steel skinned double glazed panelled to outside.

BEDROOM 1 REAR 10' 4" x 12' 0" (3.15m x 3.65m) : PVCu double glazed window to rear aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Range of built-in wardrobes.

BEDROOM 2 SIDE 11' 11" x 7' 5" (3.63m x 2.26m) : PVCu double glazed window to side aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points.

SHOWER ROOM 8' 4" x 6' 10" (2.54m x 2.08m) : PVCu double glazed opaque window to rear aspect. Modern white suite comprising: Low level W.C., ceramic wash hand basin with cupboards beneath and large walk in shower cubicle housing a thermostatically controlled mains fed shower. Chrome centrally heated towel radiator. Oak effect floor. Access to roof space.

ROOF SPACE 28' 11" x 20' 5" (8.81m x 6.22m) some restricted headroom : Boarded with light.

Outside :

FRONT : Through wrought iron double gates the tarmac driveway with lawns either side leads to a wide parking area for numerous vehicles. Detached garage with car port to side.

REAR : India stone terrace with lawned garden beyond, overlooking adjoining farmland. Brand new external oil fired central heating boiler.

DETACHED GARAGE 19' 2" x 9' 2" (5.84m x 2.79m) internal measurements : Double opening timber doors. Power and light. Space and plumbing for washing machine.

TENURE : Freehold (subject to solicitors verification).

SERVICES : Mains water and electricity. Oil fired central heating. Drainage via septic tank (the vendors advise the septic tank will not comply with current regulations).

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

TAX BAND: E

LOCAL AUTHORITY: Cheshire East Council

DIRECTIONS: SATNAV CW12 2JN

