



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Performance Certificate

26, Masfield Crescent, Cowplain, WATERLOOVILLE, PO8 8JS

Dwelling type: Detached bungalow Reference number: 8591-6420-4609-3343-3902
 Date of assessment: 07 October 2019 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 21 October 2019 Total floor area: 83 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: | £ 2,118 |
| Over 3 years you could save | £ 324 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|--|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 255 over 3 years | £ 207 over 3 years | |
| Heating | £ 1,611 over 3 years | £ 1,422 over 3 years | |
| Hot Water | £ 252 over 3 years | £ 165 over 3 years | |
| Totals | £ 2,118 | £ 1,794 | You could save £ 324 over 3 years |

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

| Very energy efficient - lower running costs | Current | Potential | Not energy efficient - higher running costs |
|---|---------|-----------|---|
| (92-101) A | | 84 | |
| (81-91) B | | | |
| (69-80) C | 68 | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |

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.

Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years |
|---|-----------------|------------------------------|
| 1 Floor insulation (solid floor) | £4,000 - £6,000 | £ 195 |
| 2 Low energy lighting for all fixed outlets | £20 | £ 45 |
| 3 Solar water heating | £4,000 - £6,000 | £ 87 |

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

26 Masefield Crescent

Cowplain, Waterlooville PO8 8JS

Price: £400,000

DESCRIPTION

Situated in tranquil surroundings, in a highly requested area of Cowplain, you will come across this three bedroom semi detached bungalow. The current owners have made vast improvements since moving into the property. Internally there's a spacious and inviting entrance hall, an extremely generous and welcoming lounge with plenty of space for a dining table and views of your rear garden. A sleek, modern fitted kitchen, a modern fitted shower room and three well proportioned bedrooms situated to the front of the property. The expansive master bedroom has been tastefully decorated by the current owners and offers plenty of room for all your bedroom furniture. The second bedroom is also a double with fitted furniture and then there's a single third bedroom also with fitted furniture. Outside you will find a low maintenance rear garden with the additional benefit of a home office. Additional benefits come in the form of a driveway, garage, double glazing, gas central heating, voice controlled lights throughout (via Alexa/google) and the property is being offered with no forward chain.

ACCOMMODATION

ENTRANCE HALL

Airing cupboard with 'Vailant' combination boiler. Hive central heating router and main controller. Loft hatch with ladder. Alarm control box.

LOUNGE/DINER 20' 7" x 12' 2" (6.27m x 3.71m)

Fireplace with electric heater. Blinds and curtains.

KITCHEN 8' 5" x 7' 7" (2.56m x 2.31m)

'Neff' washing machine, microwave, telescopic extractor fan and hide and slide oven. 'Samsung' dishwasher. Insinkerator hot water tap and filtered drinking water tap. Integrated dual bins.

BATHROOM 8' 9" x 5' 9" (2.66m x 1.75m)

Underfloor heating. Aqualisa dual power shower with remote start/stop. Solid 'Quartz' worktop and window sill. Bluetooth electric mirrored cabinet with internal shaver point. Illuminated facial mirror. Two shaver/toothbrush points in basin.

BEDROOM 1 15' 2" x 10' 4" (4.62m x 3.15m)



Blinds and curtains. Ceiling fan and controller. USB power sockets.

BEDROOM 2 11' 1" x 10' 6" (3.38m x 3.20m)

Fitted double wardrobes, drawers and bedside tables. Blinds and curtains. USB power sockets.

BEDROOM 3 9' 10" x 7' 9" (2.99m x 2.36m)

Fitted double wardrobe and chest of drawers. USB power sockets. Blinds and curtains.

OUTSIDE

REAR GARDEN - Outside tap.

CABIN - Shelving. Lights and power. One CCTV camera. Alarm.

DRIVEWAY & GARAGE

Lights and Power. One CCTV camera. New electric consumer unit (2020). Gas and electric meters. Electric shutter doors.

