

**PEAGRAMS**

estate agency

**£500,000**

Holland on Sea, CO15  
Dulwich Road, Holland on Sea,  
CO15



**3**

Bedrooms



**2**

Bathrooms

66 Station Road, Clacton-On-Sea CO15 1SP | [info@peagrams.co.uk](mailto:info@peagrams.co.uk)

**01255 474254**



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This established DETACHED CHALET STYLE RESIDENCE has been tastefully modernised boasting a superb open plan kitchen/family room whilst retaining original charm and character. The very comfortable internal layout has to be viewed to be appreciated with a flexible lifestyle appealing to the couple or family and the mature garden is private and well stocked.

This established DETACHED CHALET STYLE RESIDENCE has been tastefully modernised boasting a superb open plan kitchen/family room whilst retaining original charm and character. The property occupies a peaceful and sought after location within a stroll of the lovely seafront promenade and a little further to the excellent village amenities including primary school. The very comfortable internal layout has to be viewed to be appreciated with a flexible lifestyle appealing to the couple or family and the mature garden is private and well stocked.

**ENTRANCE HALL:**

Double glazed front door, two radiators,

**LOUNGE:**

Double glazed French doors to front, further double glazed side window and rear French doors to decking area, TV point, radiator, feature fire place with log burner.

**STUDY/GAMES ROOM:** *12'max. x 10' 10"*

Versatile room with stairs to first floor, double glazed side window, radiator

**BEDROOM 1** *15' x 11'*

Good sized room with double glazed front window, radiator, original fireplace

**SHOWER ROOM:**

Luxury replacementsuite comprising good size walk in shower, vanity wash basin with drawers under, low level wc., tiled walls, double glazed side window, heated towel rail.

**KITCHEN/FAMILY ROOM:** *22'2" x 16'2"*

Impressive extended open plan layout with extensiverange of solid oak worktops with soft close drawers and cupboards under, inset five ring induction hob eye level double oven, plumbing for washing machine and dishwasher, feature island unit incorporating sink, drawers and cupboards under, range of matching wall cabinets with extractor hood, radiator, built in larder cupboard with space for tumble dryer, under floor heating, double glazed rear and side windows with Frenach doors to garden, two electric heaters.

**FIRST FLOOR:**

Landing with skylight roof window.

**BEDROOM 2:** *14' x 9'9"*

Sky light front and side windows, radiator, TV point, telephone point, eves cupboard plus useful storage recess.

**BEDROOM 3:** *9'10" x 9'9"*

Double glazed rear window, eaves and wardrobe cupboards, radiator.

**BATHROOM**

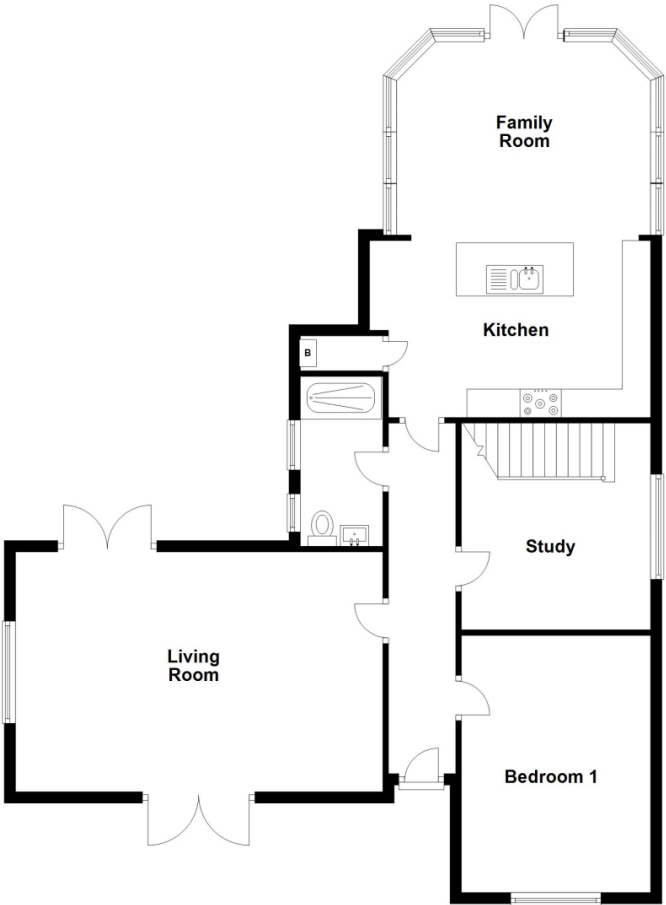
Luxury suite comprising panelled bath mixer tap and shower attachment, vanity wash basin with drawers under, low level wc., heated towel rail tiled walls, double glazed window.

**OUTSIDE:**

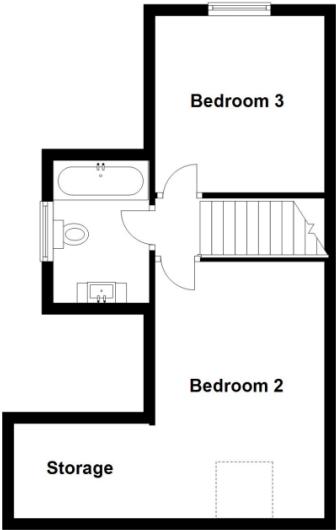
Private front garden with driveway to DETACHED GARAGE with power and light, side personal door. The established and mature rear garden is well stocked with a variety of flower and shrub beds and borders, patio area, timber store, composite decking area, offering much privacy and approximately 75' deep.



Ground Floor



First Floor



# Energy performance certificate (EPC)

109 Dulwich Road  
Holland-On-Sea  
CLACTON-ON-SEA  
CO15 5LU

Energy rating

**D**

Valid until: **22 July 2034**

Certificate number: **3234-2223-1400-0617-0222**

Property type **Detached bungalow**

Total floor area **136 square metres**

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		78 <b>C</b>
55-68	<b>D</b>	62 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



## Breakdown of property's energy performance

### Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	Good
Roof	Pitched, insulated (assumed)	Good
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass secondary heating

### Primary energy use

The primary energy use for this property per year is 239 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- Cavity fill is recommended
-

## How this affects your energy bills

An average household would need to spend **£2,274 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £560 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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## Heating this property

Estimated energy needed in this property is:

- 19,601 kWh per year for heating
  - 2,260 kWh per year for hot water
-



## Impact on the environment

This property's environmental impact rating is D. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

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This property produces 5.2 tonnes of CO<sub>2</sub>

This property's potential production 2.8 tonnes of CO<sub>2</sub>

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You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

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## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£254
2. Floor insulation (suspended floor)	£800 - £1,200	£217
3. Heating controls (TRVs)	£350 - £450	£91
4. Solar photovoltaic panels	£3,500 - £5,500	£569

### Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://www.gov.uk/improve-energy-efficiency)

### Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: [Great British Insulation Scheme \(www.gov.uk/apply-great-british-insulation-scheme\)](http://www.gov.uk/apply-great-british-insulation-scheme)
  - Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
  - Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](http://www.gov.uk/energy-company-obligation)
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## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Simon Anselmi
Telephone	07957 869 285
Email	<a href="mailto:sanselmi.gda@gmail.com">sanselmi.gda@gmail.com</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/030200
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	23 July 2024
Date of certificate	23 July 2024
Type of assessment	<a href="#">RdSAP</a>

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