



26 Mount Pleasant, Hildenborough, Tonbridge, Kent, TN11

9JQ

£379,000

**Waghorn
&
Company**

Independent Estate Agents

*** Two Bedroom Victorian Terrace * Two Seperate Reception Rooms * First Floor Bathroom * 100ft (approx.) Rear Garden * Central Village Location * EPC Rating C / Council Tax Band: C £2,078.05 PA ***

Waghorn and Company are proud to off to the market this wonderful Victorian cottage located in the heart of the Village of Hildenborough favoured for its fantastic primary schools, Village Community and Main Line Station. The property has been recently refurbished throughout and has an approx.100ft garden. An early viewing is highly recommended.

Entrance

Access is via a part glazed entrance door leading to living room.

Living Room 10' 1" x 11' 0" (3.07m x 3.35m)

Double glazed window to front, storage cupboard within chimney breast recess, door to inner hall and radiator.

Inner Hall

Under stairs storage cupboard and door way to dining room.

Dining Room 11' 0" x 11' 5" (3.35m x 3.48m)

Double glazed window to rear, door way to kitchen, stairs to first floor landing and radiator.

Kitchen 11' 7" x 5' 11" (3.53m x 1.80m)

Double glazed window to rear and two double glazed windows to side, part frosted glazed door to rear garden, stainless steel sink and drainer with cupboards under and a further range of matching base and wall units, space and plumbing for washing machine, space and plumbing for fridge freezer, space for self condensing tumble drier, inset gas hob with electric hob under and extractor hood over, ceramic wall tiling, tiled flooring and radiator.

First Floor Landing

Doors to bedrooms, bathroom and access to loft.

Bedroom 1 11' 3" x 11' 0" (3.43m x 3.35m)

Double glazed window to front, storage cupboard and radiator.

Bedroom 2 11' 5" x 7' 11" (3.48m x 2.41m)

Double glazed window to rear, storage cupboard and radiator.





Bathroom 11' 6" x 5' 10" (3.50m x 1.78m)
Double glazed frosted window to rear, panelled bath with mixer taps and additional hand shower piece, low level w/c, pedestal hand wash basin, corner shower cubicle, ceramic wall tiling, extractor fan and radiator.

Rear Garden

To the rear of the property is a hard standing area, the remainder of the garden is mainly laid to lawn with a mature tree, side pedestrian access and outside water tap

Tenure

Freehold



Energy Performance Certificate

26, Mount Pleasant, Hildenborough, TONBRIDGE, TN11 9JQ

Dwelling type: Mid-terrace house
Date of assessment: 03 July 2015
Date of certificate: 05 July 2015

Reference number: 8425-7323-3520-2707-3902
Type of assessment: RdSAP, existing dwelling
Total floor area: 68 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: £ 1,953

Over 3 years you could save £ 411

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 138 over 3 years	
Heating	£ 1,467 over 3 years	£ 1,203 over 3 years	
Hot Water	£ 303 over 3 years	£ 201 over 3 years	
Totals	£ 1,953	£ 1,542	You could save £ 411 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		

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).

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 267	✓
2 Low energy lighting for all fixed outlets	£15	£ 39	✓
3 Solar water heating	£4,000 - £6,000	£ 105	✓

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

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to exchange of contracts.

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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GROUND FLOOR
APPROX. FLOOR
AREA 349 SQ.FT.
(32.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 350 SQ.FT.
(32.5 SQ.M.)
TOTAL APPROX. FLOOR AREA 699 SQ.FT. (64.9 SQ.M.)

