

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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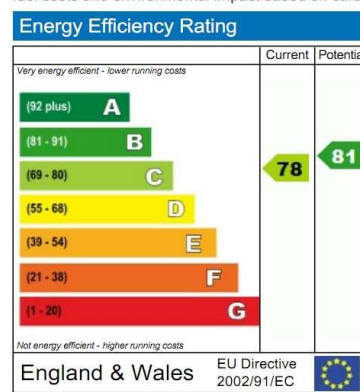
### Energy Performance Certificate



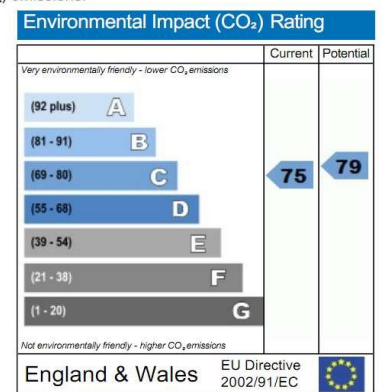
4, Weavers Close  
CREWKERNE  
TA18 8EN

Dwelling type: Mid-terrace house  
Date of assessment: 5 January 2010  
Date of certificate: 06-Jan-2010  
Reference number: 0558-1087-6269-7010-1990  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 55 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	200 kWh/m <sup>2</sup> per year	174 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.8 tonnes per year	1.6 tonnes per year
Lighting	£31 per year	£ 31 per year
Heating	£293 per year	£ 268 per year
Hot water	£89 per year	£ 76 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

## 4 Weavers Close

Crewkerne TA18 8EN

**£155,000**

### DESCRIPTION

A two double bedroom terraced home with 2 off-road parking spaces a level rear garden, gas central heating and double glazing. The property is in a small cul-de-sac, with easy access to the town centre and countryside walks less than a 100 yards away. This property is available with vacant possession.

### ACCOMMODATION

The accommodation briefly comprises entrance hall, living room, and a kitchen-diner on the ground floor, with two double bedrooms and a bathroom on the first floor.

### OUTSIDE

Outside there is an enclosed level garden at the rear of the property with a garden shed. There is two off-road parking spaces on the opposite side of the road.



### LOCATION

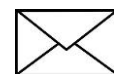
Crewkerne is a small market town situated between Yeovil and Taunton and offers many local amenities, supermarkets including a Waitrose superstore, chemists, banks, doctor's surgery, leisure and recreational facilities including a public swimming pool, pubs, restaurants, schools and churches. There is a local bus service and main line railway station (Waterloo - Exeter). Yeovil is 9 miles, Taunton and M5 motorway 19 miles and the Dorset Coast 14 miles.



6 The George Shopping Centre

Crewkerne

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