



**POOLE  
TOWNSEND**



# Priory Crescent, Grange-over-sands, LA11 7BL

£375,000

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- True Bungalow
- Views to Morecambe Bay
- Large Lounge And Sun Room
- Low Maintenance Gardens
- Freehold
- Situated on a Generous Corner Plot
- Modern Kitchen
- 2 Double Bedrooms
- Dining Rom/bedroom 3
- Council Tax





Nestled on a generous size corner plot within a sought after residential area, is this wonderfully bright and extended true bungalow with views to Morecambe bay. Stylishly decorated throughout and finished with modern fixtures and fittings, the accommodation includes a large lounge with electric fire, a cosy sun room with access out onto the rear garden, a modern kitchen with separate dining area, two double bedrooms and a contemporary shower room. Surrounded by low maintenance gardens with established planting and raised vegetable and access to an extensive under croft, this property must be viewed to be appreciated.

04/03/2024, 15:48 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																			
5 Priory Crescent GRANGE-OVER-SANDS LA11 7SL	Energy rating	Valid until: 3 August 2034																																	
	<b>C</b>	Certificate number:	7992-3546-7223-3514-6206																																
Property type	Detached bungalow																																		
Total floor area	105 square metres																																		
<b>Rules on letting this property</b>																																			
Properties can be let if they have an energy rating from A to E.																																			
You can read <a href="https://www.gov.uk/guidance/landlords-on-the-regulations-and-exemptions">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/landlords-on-the-regulations-and-exemptions">https://www.gov.uk/guidance/landlords-on-the-regulations-and-exemptions</a> ).																																			
<b>Energy rating and score</b>																																			
This property's energy rating is C. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																	
<a href="#">See how to improve this property's energy efficiency.</a>		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.																																	
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92-100</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92-100	A			81-91	B			69-80	C			55-68	D			39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60	
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<https://find-energy-certificates.service.gov.uk/energy-certificates/7992-3546-7223-3514-6206?print=true> 1/4

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