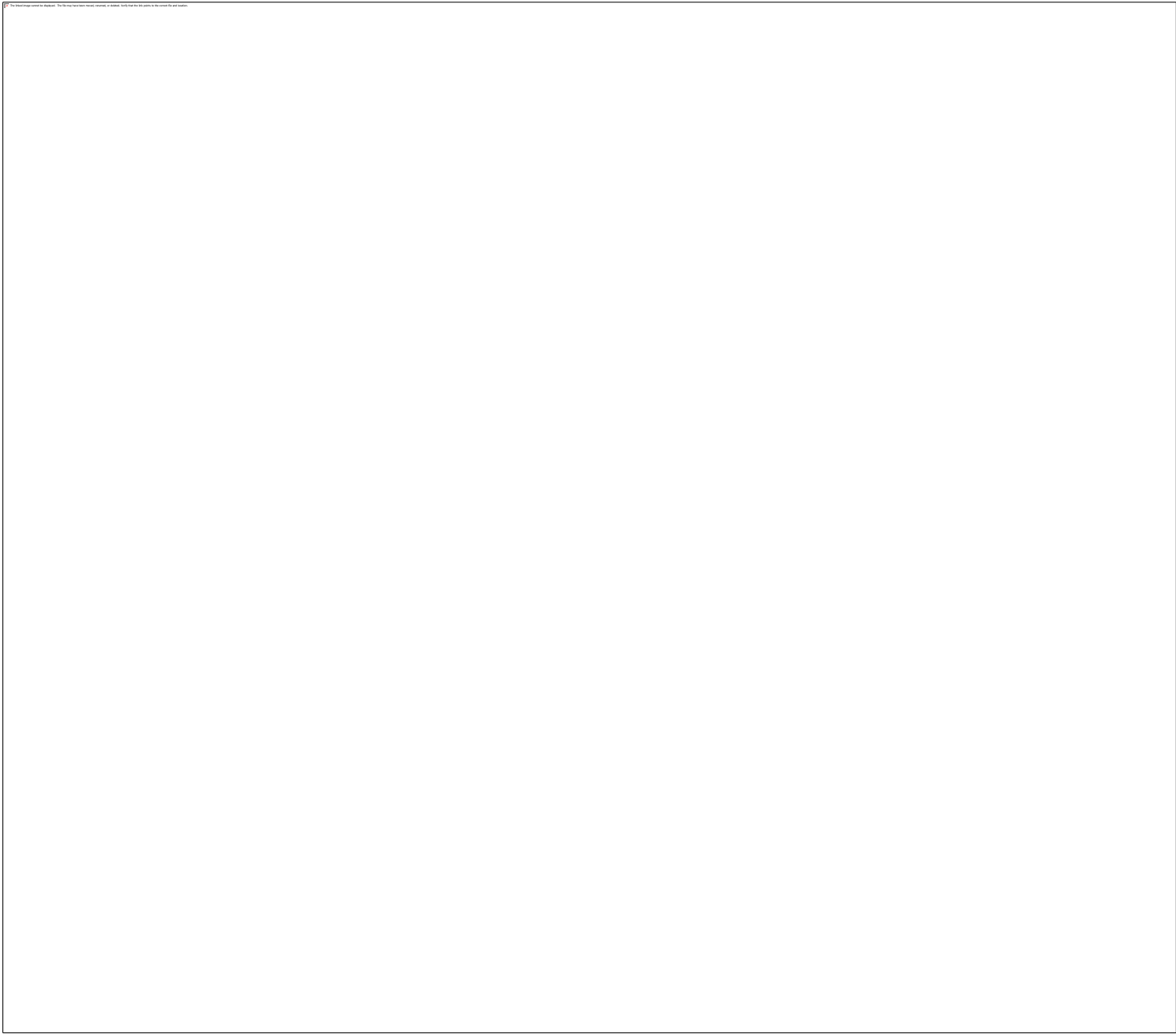


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Energy Performance Certificate

83, Douglas Road
TONBRIDGE
TN9 2UD

Dwelling type: Mid-terrace house
Date of assessment: 11 June 2009
Date of certificate: 11 June 2009
Reference number: 0065-2839-6169-0291-5255
Total floor area: 52 m²

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 (CO₂) emissions.

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		
(1 - 20) G		
See calculator for more - higher running costs		
England & Wales	EU Directive 2002/91/EC	
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.		

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
See calculator for more - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) emissions. The higher the rating, the less impact it has on the environment.		

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	287 kWh/m² per year	242 kWh/m² per year
Carbon dioxide emissions	2.5 tonnes per year	2.1 tonnes per year
Lighting	£43 per year	£25 per year
Heating	£280 per year	£283 per year
Hot water	£160 per year	£113 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

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

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.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 612 or visit www.energysavingtrust.org.uk/myhome

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents. 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.

Waghorn & Company is a trading name of Waghorn & Company Limited Registered in England at the above address Company number 07243982

DESCRIPTION

Waghorn & Company are proud to offer for sale this beautifully presented modern two bedroom terraced home with off street parking within 1/2 mile of Tonbridge station and town centre. The accommodation comprises: Entrance hall, sitting room, kitchen, conservatory, two bedrooms and bathroom.

ACCOMMODATION

ENTRANCE

Access to the property is via a canopied entrance with door leading to entrance hall.

ENTRANCE HALL

Entrance hall has stairs to first floor landing and door to sitting room.

SITTING ROOM 13' 1" x 9' 5 (3.98m x 2.87m)

The sitting room has a double glazed window to front, door to kitchen and radiator.

KITCHEN

The kitchen has a single stainless steel sink and drainer with cupboards under and a further range of matching basin wall units, inset gas hob, built in electric double oven with matching extractor hood and splash back all in stainless steel. There is cupboard housing, space and plumbing for a washing machine and integrated fridge freezer and dish washer, there is double glazed window to rear and door leading through to the conservatory, there is also a tiled floor and a warm air heating boiler.

CONSERVATORY 11' 2" x 10' 1 (3.40m x 3.07m)

The conservatory is double glazed to side and rear with double glazed doors opening to rear garden. There is a tiled floor and wall mounted electric heater.

FIRST FLOOR LANDING

The first floor landing has doors to bedrooms and bathroom and access to loft. We have been advised that the loft space is part boarded with fitted ladder.

BEDROOM 1 10' 4" x 9' 6 (3.15m x 2.89m)

Has two double glazed windows to front, built in wardrobe and cupboard housing water cylinder.

BEDROOM 2 9' 8" x 6' 2 (2.94m x 1.88m)

Has a double glazed window to rear.

BATHROOM

Bathroom has a double glazed window to rear, hand wash basin set within vanity unit, low level w/c, panelled bath with power shower over and tiled floor. There is also a heated towel rail.

REAR GARDEN

The rear garden is mainly laid to lawn and is fence enclosed with a timber shed and raised patio area at the rear.

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