



**19 Princes Road, Saltburn-By-The-Sea,
Cleveland, TS12 1LJ**

A quirky three bedroom bungalow with a ground floor master bedroom, bathroom / WC and two first floor bedrooms. The property is within easy reach of the town centre, transport links and beach. Viewing of this property comes with a high recommendation.



Three bedrooms and study

Single glazing with stained glass inserts

Double fronted bungalow

Gas central heating

Energy Efficiency Rating 'D'

Easy reach of town centre

Monthly Rental Of £675

Entrance vestibule

Wood flooring.

Hallway

Radiator.

Lounge / Diner 22' 4" x 10' 1" (6.80m x 3.07m)

Single glazed bow windows to the front and side aspects. Two radiators. Open coal fire. Wood flooring. Inset spot lighting.

Inner lobby

Built in storage cupboard. Space for a fridge freezer.

Kitchen 11' 11" x 8' 0" (3.63m x 2.44m)

Single glazed window to the side aspect. Fitted with a range of matching wall and base units incorporating roll top work surfaces, single drainer stainless steel sink unit with a mixer tap and tiled splash backs. Plumbing for an automatic washing machine. Double electric oven. Four ring gas hob with extractor unit. Radiator.

Master bedroom 14' 5" x 9' 10" (4.39m x 2.99m)

Single glazed bow window to the front aspect. Radiator. Inset spot lights.

Bathroom / WC 8' 4" x 5' 8" (2.54m x 1.73m)

Single glazed window to the rear aspect. Three piece suite comprising of a low level WC, pedestal wash hand basin and a paneled bath. Radiator. Wood flooring.

Inner hall

Stairs rising to the first floor. Radiator. Inset spot lights. Patio doors leading to the rear garden.

First floor landing

Bedroom two 13' 5" x 7' 1" (4.09m x 2.16m)

Velux style window to the front and rear aspects. Radiator. Built in storage cupboard.

WC

Low level WC, wash hand basin and extractor unit.

Bedroom three 10' 1" x 10' 10" (3.07m x 3.30m) *Max areas (L shaped)*

Velux style windows to the front and rear aspects. Radiator. Under eaves storage.

Externally

There are established gardens to the front and rear of the property.

MONEY LAUNDERING REGULATIONS 2003 :

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

AGENTS NOTES:

Grimwood Estates themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract.

All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to the property.

All measurements & floorplans are approximations and should only be used as a general guide.

The mention of any appliances and/or services within the sales particulars does not imply that they are in full and efficient working order.

Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars.

Any statements given regarding planning permissions should not be relied upon fact and any prospective purchasers should have their solicitor confirm permissions before entering a contract.

Energy Performance Certificate

Princes Road, SALTBURN-BY-THE-SEA, TS12 1LJ

Dwelling type: Semi-detached bungalow **Type of assessment:** RdSAP, existing dwelling

Date of assessment: 06 June 2016 **Date of certificate:** 14 June 2016 **Total floor area:** 91 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:

£ 3,570

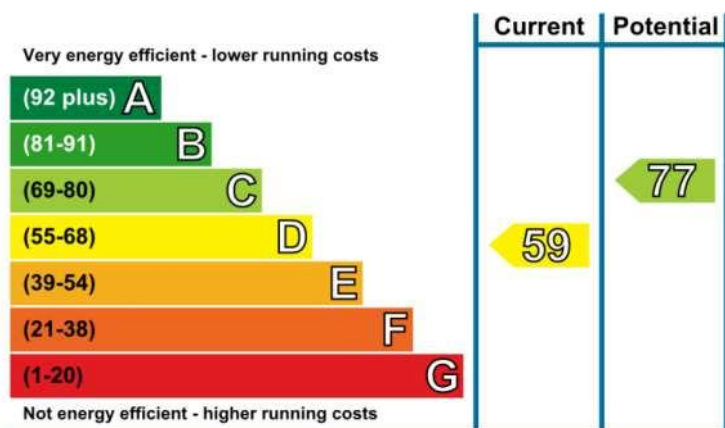
Over 3 years you could save

£ 741

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 177 over 3 years	
Heating	£ 2,973 over 3 years	£ 2,424 over 3 years	
Hot Water	£ 342 over 3 years	£ 228 over 3 years	
Totals	£ 3,570	£ 2,829	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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
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