



40 Clover Hill Drive, Loftus, Saltburn-By-The-Sea, Cleveland, TS13 4XP

A modern two bedroom STARTER HOME, situated within the much sought after location of Clover Hill Drive in Loftus. Benefiting from a REAR ENCLOSED GARDEN along with ALLOCATED PARKING and a GARAGE. Viewing is a must.



Option to purchase a 75% share at £61,500 or 100% at £82,000

Rear enclosed garden

Ground floor Cloaks / WC

Single Garage

EPC rating 'B'

Fully fitted Kitchen

£61,500

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£61,500

Entrance hallway

Stairs rising to the first floor. Doors giving access to the Lounge, Kitchen & Cloaks / WC.

Cloaks / WC

Double glazed window to the front aspect. Low level WC and a wash hand basin. Radiator. Tiled effect flooring.

Kitchen 11' 3" x 5' 4" (3.43m x 1.62m)

Double glazed window to the front 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 back. Plumbing for an automatic washing machine. Electric cooker and four ring gas hob with an extractor hood over. Tiled effect flooring.

Lounge 12' 9" x 11' 7" (3.88m x 3.53m)

French doors opening to the rear garden. Radiator. Under stairs storage cupboard.

First floor landing

Radiator. Loft access provided by a hatch.

Bedroom one 12' 10" x 10' 6" (3.91m x 3.20m)

Two double glazed windows to the front aspect. Radiator.

Bedroom two 12' 0" x 6' 0" (3.65m x 1.83m)

Double glazed window to the rear aspect. Radiator.

Bathroom / WC 6' 3" x 5' 5" (1.90m x 1.65m)

Three piece suite comprising of a low level WC, pedestal wash hand basin and a panelled bath with a shower over. Radiator. Extractor fan.

Rear garden

Patio and lawn area. Allocated parking to the rear.

Garage

Single garage, access gained via an up & over door.

Shared ownership - All you need to know

<https://coastandcountryhousing.org.uk/shared-ownership-all-you-need-to-know>

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

Clover Hill Drive, Loftus, SALTBURN-BY-THE-SEA, TS13 4XP

Dwelling type: Mid-terrace house **Reference number:**
Date of assessment: 22 February 2013 **Type of assessment:** SAP, new dwelling **Date of certificate:** 22 February 2013 **Total floor area:** 60 m² **Use this document to:**

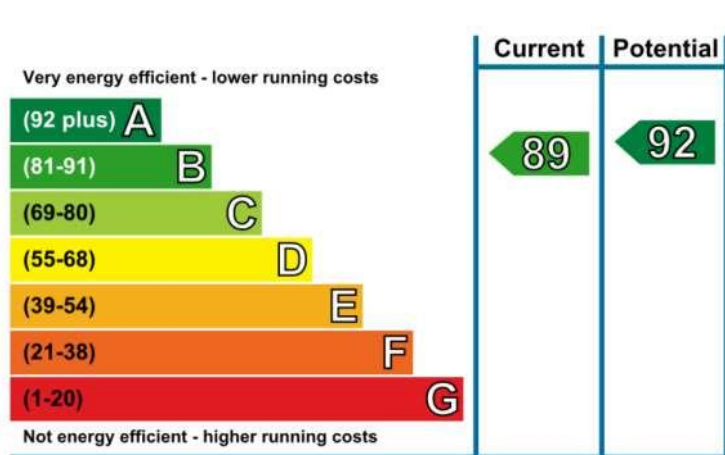
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 1,014

Over 3 years you could save £ 75

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 117 over 3 years	£ 117 over 3 years	
Heating	£ 663 over 3 years	£ 663 over 3 years	
Hot Water	£ 234 over 3 years	£ 159 over 3 years	
Totals	£ 1,014	£ 939	

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.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 75