Bulphan Village Guide Price

Double glazed door to:

ENTRANCE HALL

Double glazed leadlight window to side. Ladder radiator. Built in storage cupboard. Spindle staircase to first floor with recess under.

LOUNGE 26' 1" x 13' 5">12' 5" (7.94m x 4.09m > 3.78m)

Double glazed leadlight windows with central French doors to garden. Two boxed radiators. Fitted carpet. Power points. Double half glazed doors to:

DINING ROOM 11' 4" x 10' 0" (3.45m x 3.05m)

Double glazed leadlight window to side. Inset lighting to ceiling. Radiator. Vinyl flooring. Power points. Double glazed stable door to side.

KITCHEN 9' 10" x 9' 3" (2.99m x 2.82m)

Double glazed leadlight window to rear. Inset lighting to ceiling. Quartz tiled floor. Range of Cream base and eye level units with Quartz work surfaces and splashbacks. Inset Butler style sink with mixer tap. Falcon range cooker with canopy and extractor over. Integrated dishwasher and washing machine. Larder cupboard. Cupboard housing boiler (Not tested). Power points.

BEDROOM ONE 15' 0" x 8' 7" (4.57m x 2.61m)

Double glazed leadlight bay window to front with shutters. Radiator. Fitted carpet. Power points. Range of Oak finished fitted wardrobes with hanging and shelf space.

BEDROOM TWO 9' 8" x 6' 8" (2.94m x 2.03m)

Double glazed leadlight window to front with shutters. Radiator. Fitted carpet. Power points.

BATHROOM

Obscure double glazed leadlight window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of free standing roll top bath with ball and claw feet and central mixer tap. Low flush WC. Wall mounted vanity wash hand basin with drawer space under. Double shower cubicle with mixer shower. Tiling to floor and walls with vertical border. Extractor fan.

LANDING

Fitted carpet. Power point.

BEDROOM THREE 10' 11" x 8' 6" (3.32m x 2.59m)

Double glazed leadlight window to rear. Coving to ceiling. Radiator. Fitted carpet. Power points. Sliding fronted walk-in wardrobe with hanging and shelf space.

BEDROOM FOUR 10' 5" x 11' 2" > 6'2" (3.17m x 3.40m > 1.88m)

Double glazed leadlight window to rear. Radiator. Coving to ceiling. Fitted carpet. Power points. Range of built in double and single wardrobes with hanging and shelf space. Eaves storage.

SHOWER ROOM

Velux window. Heated towel rail. Tiled flooring. White suite comprising of low flush WC. Vanity bowl wash hand basin with mixer tap. Corner shower cubicle with mixer shower. Tiling to walls.

REAR GARDEN Approximately 100' (30.46m)

Extensive paved patio leading to lawn. Fenced boundaries. Outside tap and lighting. Gated side entrance.

FRONT GARDEN

Mainly block paved providing parking for numerous vehicles. Flower and shrub borders.

AGENTS NOTE

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to Chandler & Martin not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist i.e. Gas Safe registered) before entering any purchase commitment.

3. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment.

4. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through Chandler & Martin.

5. Chandler & Martin advise all purchasers to make their own enquiries to the relevant parties to ascertain whether there could be any planning applications or developments that could affect the property or local area. Consideration should also include details relating to the Lower Thames Crossing.

54 Church Lane, Bulphan, Essex, RM14 3TT

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETS REGULATIONS 2008.

Chandler & Martin has not tested any apparatus, equipment, fixtures and fittings, or any services and so cannot verify that they are in working order or fit for the purpose. Any Buyer or Tenant is advised to satisfy themselves as to the correctness of each of them.
Items shown in photographs are not included, they may be available by separate negotiation. Dimensions and descriptions are believe to be correct but cannot be relied upon as statements or representations.
References to the title of a property are based on information supplied by the Seller. Chandler & Martin has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor or adviser.
These particulars are for potential Purchasers and Tenants guidance only and do not constitute any part of an offer or contract. Potential Purchasers and Tenants must therefore assume any information in these particulars is incorrect and must be verified by their Solicitor or Agent.
Chandler & Martin have taken steps to comply with the Consumer protection from unfair trading regulations 2008, however, should there be any aspects of this property that you wish to clarify before an appointment to view, or prior to any offer to purchase being made, please contact Chandler & Martin on 01375 891007.

Energy Performance Certificate

HM Government

54, Church Lane, Bulphan, UPMINSTER, RM14 3TT

Dwelling type:	Semi-detached bungalow	**Reference number:**	0859-2829-7256-9173-3125
Date of assessment:	31 May 2017	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	31 May 2017	**Total floor area:**	123 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

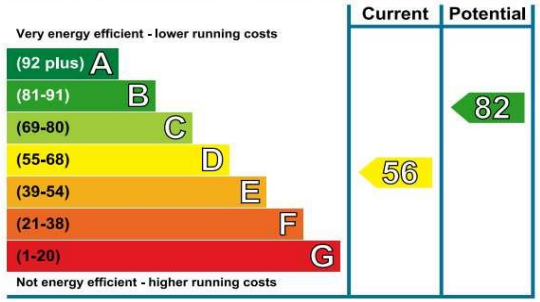
Estimated energy costs of dwelling for 3 years:	**£ 3,996**
Over 3 years you could save	**£ 1,665**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 339 over 3 years	£ 216 over 3 years	**You could save £ 1,665 over 3 years**
Heating	£ 3,279 over 3 years	£ 1,887 over 3 years	
Hot Water	£ 378 over 3 years	£ 228 over 3 years	
Totals	**£ 3,996**	**£ 2,331**	

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.

Energy Efficiency Rating



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
1 Room-in-roof insulation	£1,500 - £2,700	£ 702
2 Cavity wall insulation	£500 - £1,500	£ 252
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 150

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone **0800 444202**. The Green Deal may enable you to make your home warmer and cheaper to run.