



Bulphan Village £665,000



**Door to:**

### **ENTRANCE PORCH**

Glazed to two aspects. Tiled flooring. Range of built in cupboards. Glazed door to:

### **ENTRANCE HALL**

Obscure glazed window. Radiator. Fitted carpet. Power points. Built in double cupboard. Spindled staircase to first floor.

### **CLOAKROOM**

Fitted carpet. Low flush WC. Corner wash hand basin. Tiling to walls.

### **LOUNGE** 20' 6" x 13' 0" (6.24m x 3.96m)

Double glazed window to front. Two radiators. Coved ceiling. Oak flooring. Power points. Feature stone fireplace with remote gas fire (Not tested). French doors to conservatory. Open to:

### **DINING ROOM** 10' 0" x 9' 11" (3.05m x 3.02m)

Double glazed windows to rear with central door to garden. Oak flooring. Power points.

### **CONSERVATORY** 14' 1" x 9' 7" (4.29m x 2.92m)

Double glazed to three aspects with double glazed door to garden. Textured ceiling. Laminated wood flooring.



**KITCHEN** 12' 11" x 10' 5" (3.93m x 3.17m)

Double glazed window to rear. Radiator. Inset lighting to ceiling. Tiled flooring. Power points. Range of white high gloss base and eye level units with complimentary work surfaces. Inset one and one half sink unit with mixer tap. Built in double oven and hob with extractor fan over. Larder cupboard. Integrated dishwasher. Tiling to walls. Double glazed door to side.

**HALF GALLERIED LANDING**

Double glazed window to front. Radiator. Fitted carpet. Power points. Access to loft.

**MASTER BEDROOM** 14' 10" x 9' 11" (4.52m x 3.02m)

Double glazed window to rear. Radiator. Coved ceiling. Laminated wood flooring. Power points. Range of fitted wardrobes with hanging and shelf space. Tiled shower cubicle with mixer shower. Door to:

**EN SUITE**

Obscure window. Heated towel rail. Coved ceiling. Laminated wood flooring. Vanity wash hand basin with cupboard under. Low flush WC. Tiled splashbacks.

**BEDROOM TWO** 14' 3" x 10' 6" (4.34m x 3.20m)

Double glazed window to side. Radiator. Fitted carpet. Power points.

**BEDROOM THREE** 13' 1" x 10' 5" (3.98m x 3.17m)

Double glazed window to rear. Radiator. Coved ceiling. Fitted carpet. Power points.



**BEDROOM FOUR** 13' 0" x 9' 11" (3.96m x 3.02m)

Double glazed window to front. Radiator. Coved ceiling. Fitted carpet. Power points. Built in double wardrobes with cupboards over.

**SHOWER ROOM**

Obscure double glazed window. Radiator. Coved ceiling. Vinyl flooring. White suite comprising of large shower cubicle with mixer shower. Low flush WC. Vanity wash hand basin with cupboards under. Tiling to walls.

**REAR GARDEN** Approximately 106' (32.28m)

West facing. Immediate paved patio area with two awnings and sink. Established lawn with well stocked flower and shrub borders. Variety of trees. Gated side entrance.

**FRONT GARDEN**

Own driveway providing parking for several vehicles. Further covered parking area. Remainder laid to lawn with shrub borders. Mature trees.

**GARAGE** 17' 8" x 10' 0" (5.38m x 3.05m)

Double doors. Power and light. Obscure double glazed window. Personal door to side.



**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.

8 Church Lane, Bulphan, Essex, RM14 3TU



**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

8, Church Lane, Bulphan, UPMINSTER, RM14 3TU

**Dwelling type:** Detached house      **Reference number:** 8497-1846-3029-7997-7083  
**Date of assessment:** 14 October 2018      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 14 October 2018      **Total floor area:** 144 m<sup>2</sup>

**Use this document to:**

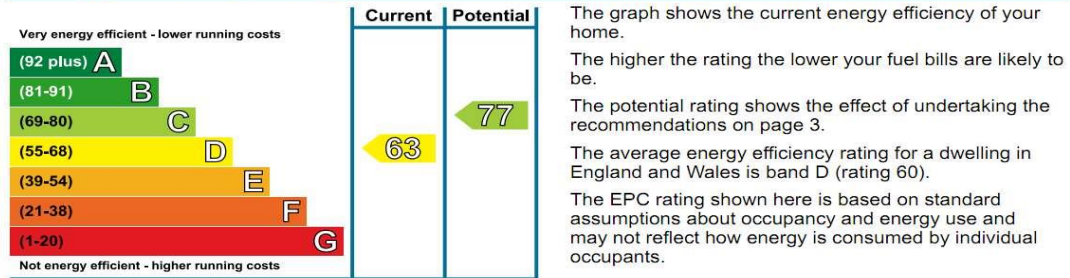
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,618</b>
<b>Over 3 years you could save</b>	<b>£ 729</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 420 over 3 years	£ 279 over 3 years	
Heating	£ 2,841 over 3 years	£ 2,289 over 3 years	
Hot Water	£ 357 over 3 years	£ 321 over 3 years	
<b>Totals</b>	<b>£ 3,618</b>	<b>£ 2,889</b>	

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



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 255
2 Low energy lighting for all fixed outlets	£80	£ 120
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 228

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

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.