

## 6 Oarsman Place Hampton Court, KT8 9HJ

A modern three bedroom townhouse situated in a sought after cul de sac location in Hampton Court Village, close to all local amenities, BR station, boutiques, restaurants & River Thames. Presented in good decorative order, with fitted kitchen, living room, family & en-suite bathrooms, secluded garden & integral garage with additional off street parking. An internal inspection is strongly recommended.

**\*THREE BEDROOMS**

**\*FITTED KITCHEN**

**\*INTEGRAL GARAGE**

**\*FAMILY & EN SUITE BATHROOMS**

**\*SECLUDED REAR GARDEN**

**\*CENTRAL HAMPTON COURT LOCATION**

**£745,000**

**Entrance Hall**

Storage cupboards. Wood flooring. Doors off:-

**Fitted Kitchen:**

Double glazed front aspect window. Range of eye & base level units. Fitted oven & hob with extractor fan above. Sink unit with mixer tap. Space for Fridge, washing machine & dishwasher. Wall mounted gas boiler. Part tiled walls. Single Radiator.

**Lounge/Diner**

Double glazed rear aspect windows. Two Radiators. Wood flooring. Double doors to Garden & rear aspect windows. Under stairs storage cupboard.

**First Floor Landing**

Doors off & stairs to second floor landing:-

**Bedroom 2**

Double glazed rear aspect window and double radiator. Built in wardrobe/cupboard and further fitted wardrobes with central dressing table and mirror above. T.V.point

**Bedroom 3**

Double glazed front aspect window. Radiator. Fitted wardrobe.

**BATHROOM:**

Low voltage ceiling lights and double glazed side aspect window. Suite comprising low level w.c, panel enclosed bath with mixer tap & power shower, pedestal wash hand basin. Part tiled walls and heated towel rail. Shaving point.

**Bedroom 1**

Second floor landing - Rear aspect windows. Wood flooring. Radiator. Wardrobe/cupboard.

**En-suite**

Front aspect window. Suite comprising low level WC. Pedestal wash hand basin. Independent shower cubicle with fitted shower unit. Part tiled.

**PARKING:**

Allocated parking space.

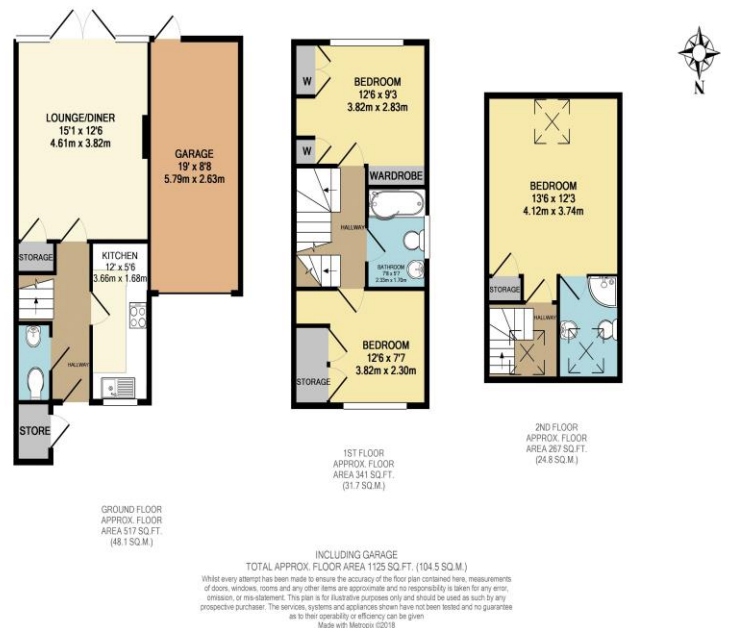
**Rear Garden**

Secluded garden. Paved & well stocked with mature

flowers & shrubs. Door to Garage.

**Garage:**

Large attached garage with power & light. Space & plumbing for kitchen appliances. Up & over door.



**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.

**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.

# Energy Performance Certificate

6, Oarsman Place, EAST MOLESEY, KT8 9HJ

**Dwelling type:** Semi-detached house  
**Date of assessment:** 20 August 2018  
**Date of certificate:** 20 August 2018

**Reference number:** 8408-7828-5880-8940-6926  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 91 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

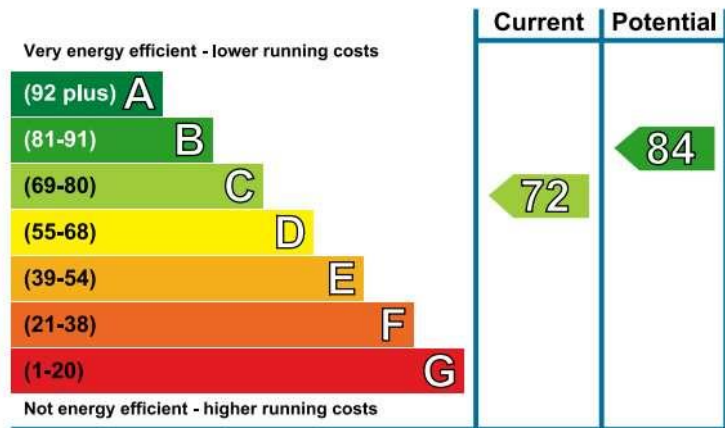
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,893</b>
<b>Over 3 years you could save</b>	<b>£ 213</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 270 over 3 years	£ 198 over 3 years	
Heating	£ 1,212 over 3 years	£ 1,236 over 3 years	
Hot Water	£ 411 over 3 years	£ 246 over 3 years	
<b>Totals</b>	<b>£ 1,893</b>	<b>£ 1,680</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



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 Low energy lighting for all fixed outlets	£20	£ 63
2 Solar water heating	£4,000 - £6,000	£ 150
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 885

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.