



45 Heron Hill, Kendal

Asking Price £215,000

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Thomson Hayton Winkley



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ACCOMMODATION

A well proportioned two bedroom detached bungalow pleasantly located in a popular residential area convenient for the amenities available in the market town of Kendal, supermarkets, public transport services and links to the M6.

The accommodation comprises entrance porch, kitchen, sitting room, dining area, two bedrooms, four piece bathroom and sunroom and benefits from double glazing and gas central heating throughout.

Outside there are gardens to three sides of the property with a detached garage and driveway parking for two vehicles to the front.

PORCH

5' 7" x 3' 6" (1.72m x 1.08m)

Timber door, double glazed windows.

KITCHEN

12' 11 max" x 11' 1" (3.94m x 3.39m)

Double glazed window, radiator, base and wall units, sink unit, built in oven, electric hob with extractor/filter over, built in cupboard housing gas central heating boiler, washing machine, tumble dryer, fridge freezer, tiled splashbacks, pelmet lighting, telephone point.

BATHROOM

8' 5" x 8' 3" (2.59m x 2.54m)

Double glazed window, heated towel radiator, four piece suite in white comprises W.C. wash hand basin to vanity, tiled shower cubicle with thermostatic shower and bath with mixer shower taps, built in airing cupboard, part tiled walls, recessed spotlights.

DINING AREA

14' 10" x 10' 10" (4.53m x 3.31m)

Double glazed window, radiator, wall lights, built in cupboard, loft access, telephone point.

SITTING ROOM

13' 1" x 11' 9" (3.99m x 3.60m)

Double glazed door with adjacent double glazed windows, radiator, inset living flame gas fire to marble hearth and back panel with timber surround, coving, wall lights, television point.

SUN ROOM

10' 8" x 4' 8" (3.26m x 1.44m)

Double glazed windows, two double glazed Velux windows.

BEDROOM

12' 0" x 10' 11" (3.67m x 3.35m)

Two double glazed windows, radiator.

BEDROOM

9' 4" x 9' 4" (2.86m x 2.86m)

Double glazed window, radiator, television point.

GARAGE

16' 7" x 9' 10" (5.08m x 3.02m)

Remote control up and over door, pedestrian door, light and power, fitted shelves.

OUTSIDE There are gardens to three sides of the bungalow which include a paved patio area, lawns and pathways bordered with trees, shrubs and stone walling. The front offers driveway parking for two vehicles and a detached garage.



45 Heron Hill, Kendal, LA9 7JD

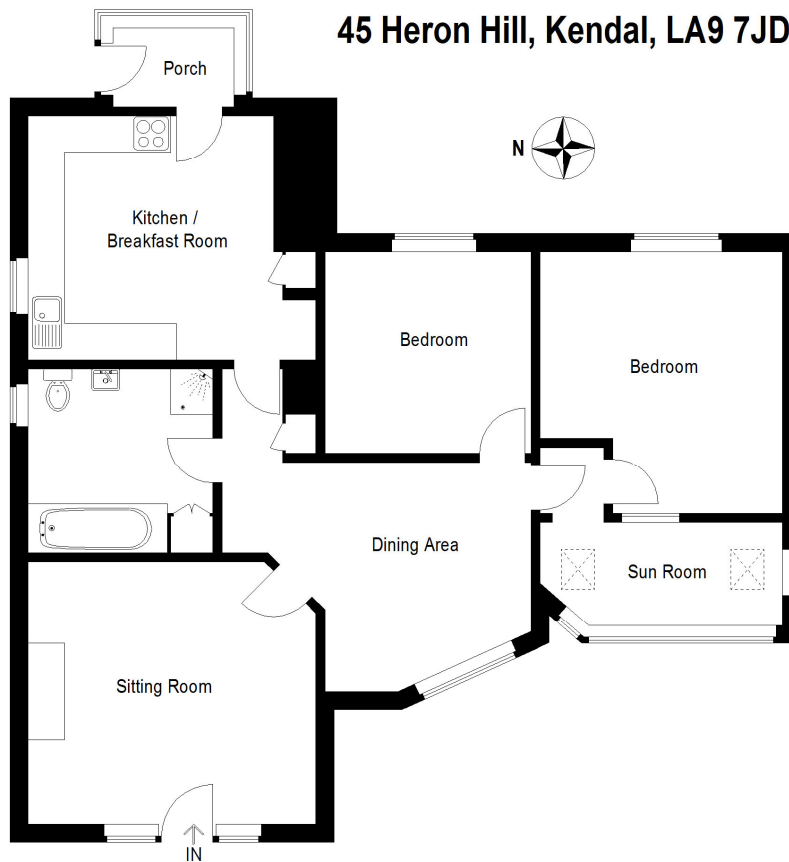


Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Performance Certificate

45, Heron Hill
KENDAL
LA9 7JD

Dwelling type: Detached bungalow
Date of assessment: 05-Nov-2010
Date of certificate: 05-Nov-2010
Reference number: 6730-6429-8489-1105-6902
Type of assessment: RDSAP, existing dwelling
Total floor area: 65 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Energy efficient: lower energy costs	Current	Potential	Environmental Impact: lower CO ₂ emissions	Current	Potential
(10-14) A			(10-14) A		
(15-18) B			(15-18) B		
(19-24) C			(19-24) C		
(25-28) D			(25-28) D		
(29-34) E	67		(29-34) E	46	
(35-38) F			(35-38) F		
(39-45) G			(39-45) G		

England & Wales
EU Directive
2002/91/EC

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	423 kWh/m ² per year	292 kWh/m ² per year
Carbon dioxide emissions	4.0 tonnes per year	3.2 tonnes per year
Lighting	£43 per year	£34 per year
Heating	£747 per year	£533 per year
Hot water	£104 per year	£87 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

DIRECTIONS

Travelling from Kendal town centre, proceed south along Aynam Road and continue onto Lound Road and past the K Village . At the roundabout take the first exit onto Burton Road (A65), continue past the Leisure Centre. Turn immediately left just after the traffic lights onto Heron Hill and then take the first left to find number 45 being the first house on the left.

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