



4 Bank Terrace, Bowness-on-Windermere

Asking Price £255,000

Your Local Estate Agents
Thomson Hayton Winkley



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ACCOMMODATION

4 Bank Terrace is a mid terraced period property centrally located within the Lakeland village of Bowness-on-Windermere where all the shops, restaurants and bars are within easy reach yet this attractive property is quietly tucked away towards the end of Bank Terrace.

The accommodation has many character features. Situated over 4 floors this property briefly comprises a rear porch entrance to the lower ground floor which includes a bedroom and reception room with a stone staircase leading to the ground floor. The ground floor includes the sitting room which features a Louis fireplace complemented by plaster mouldings to the ceiling together with cornice and a ceiling rose, dining kitchen and cloakroom. Two bedrooms and a family bathroom are situated on the first floor with stairs leading to a further bedroom on the second floor.

There is a private car port to the rear of the house.

Bank Terrace is situated on a private lane to the front, with a communal drying area and access lane at the rear.

GROUND FLOOR

SITTING ROOM

14' 8 max" x 14' 4" (4.47m x 4.37m)

Double glazed window bay window, radiator, inset living flame gas fire to Louis fire surround and tiled hearth, fitted shelves, feature alcove, plaster mouldings to ceiling with cornice and ceiling rose, exposed floorboards, television point, telephone point.

DINING KITCHEN

11' 2" x 10' 5" (3.42m x 3.19m)

Single glazed window, radiator, base and wall units, sink unit, built in oven, gas hob with extractor/filter over, built in cupboards housing hot water cylinder, gas central heating boiler, coving, exposed floorboards.

CLOAKROOM

5' 6" x 3' 0" (1.69m x 0.93m)

Single glazed window, W.C. tiled walls, plumbing for washing machine.

LOWER GROUND FLOOR

RECEPTION ROOM 11' 4" x 9' 11" (3.46m x 3.03m)

Radiator.

BEDROOM

14' 3" x 10' 7" (4.36m x 3.25m)

Double glazed window, radiator, woodburning stove to inglenook with beam mantle.

REAR PORCH

8' 11" x 4' 0" (2.72m x 1.24m)

Single glazed door, built in cupboard.

FIRST FLOOR

LANDING

5' 6" x 3' 11" (1.70m x 1.20m)

Single glazed sliding sash window, built in understairs cupboard.

BEDROOM

7' 4" x 7' 3" (2.26m x 2.22m)

Double glazed window, radiator, fitted shelving and hanging rail.

BEDROOM

14' 4" x 10' 7" (4.37m x 3.25m) Double glazed window, radiator, built in desk and drawers, fitted shelves, exposed floorboards.

BATHROOM

5' 8" x 5' 3" (1.74m x 1.62m)

Heated towel radiator, three piece suite in white comprises W.C. wash hand basin and bath with Jacuzzi, LED lighting and thermostatic shower over, tiled walls, recessed spotlights, sound system/speakers, extractor fan.

SECOND FLOOR

BEDROOM

14' 5" x 10' 7 (plus eaves space") (4.40m x 3.23m)

Double glazed Velux window, single glazed window, radiator, exposed beams, fitted shelves, hanging rail.

CARPORT

15' 1" x 9' 3" (4.62m x 2.84m)

OUTSIDE

A strip of the lane directly in front of 4 Bank Terrace belongs to the property, providing the option for off-road parking. Bank Terrace has a well maintained communal garden to the rear.





4 Bank Terrace, Bowness-on-Windermere

For illustrative purposes only - not to scale. The position and size of features are approximate only.
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Important Notice

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SAP
www.sap.org.uk

Energy Performance Certificate

4, Bank Terrace, Bowness-on-Windermere, WINDERMERE, LA23 3BL

Dwelling type: Mid-terrace house Reference number: 8000-4884-0429-5097-8563
 Date of assessment: 19 May 2016 Type of assessment: RG54P existing dwelling
 Date of certificate: 19 May 2016 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:	£ 6,327
Over 3 years you could save	£ 3,699

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 372 over 3 years	£ 213 over 3 years	<div style="border: 1px solid green; padding: 2px; display: inline-block;"> You could save £ 3,699 over 3 years </div>
Heating	£ 5,237 over 3 years	£ 2,169 over 3 years	
Hot Water	£ 818 over 3 years	£ 266 over 3 years	
Totals	£ 6,327	£ 2,628	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92-100) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current: **D**

Potential: **B**

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).

Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£ 1,527	✔
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,002	✔
3 Draught proofing	£30 - £120	£ 57	✔

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.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no-up-front cost.

DIRECTIONS

From Windermere Village proceed down Lake Road in to Bowness-on-Windermere, you will see the Royalty Cinema on your right and then Bank Terrace is the second turning on the left.

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