

HARVEY RICHARDS & WEST ESTATE AGENTS



Seymour Avenue, Whitstable, CT5

Three bedrooms semi-detached family home located on Seymour Avenue with off street parking, a garage and close to Whitstable's mainline train station.

£360,000




Harvey Richards & West Sales Ltd for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith



Seymour Avenue, Whitstable

Location

The beautiful seaside town of Whitstable is located on the picturesque north Kent coast, 60 miles from central London and 7 miles north of the historical City of Canterbury. Famous for its working harbour and native oysters the town proves popular with both tourists and residents alike. From its colourful high street with its abundance of independently run restaurants, boutiques and cafes to the scenic beach front, which offers you to take part in plenty of water sports, there are lots to see and do. Whitstable's main line train station provides fast and frequent links to both London St Pancras & London Victoria as well as regular buses departing from numerous spots throughout the town linking Whitstable to the surrounding area and beyond.



Harvey Richards & West are delighted to offer for sale this great family home located on Seymour Avenue. This three bedroom semi-detached property comes with the added benefit of off street parking for up to three cars and a garage.

Whitstable's main line train station is less than 400ft away which would be very handy for those looking to commute and the main high street with its array of shops, bars and restaurants is only 0.6 miles away.

The property has been lovingly maintained by the current owners bring it up to a high standard throughout. The property has also recently been fitted with new windows and a new boiler. On the ground floor there is a reception room to the front of the property with built in units. To the rear of the property there is a full width kitchen diner which is fitted with stylish modern units and double doors leading outside flooding the room with light.

On the first floor all three bedrooms are found. There are two double rooms, the larger of the two with a great built in wardrobe and a good sized single room which had a handy built in bed. There is also a family bathroom which houses a three piece bathroom suite with overhead shower.

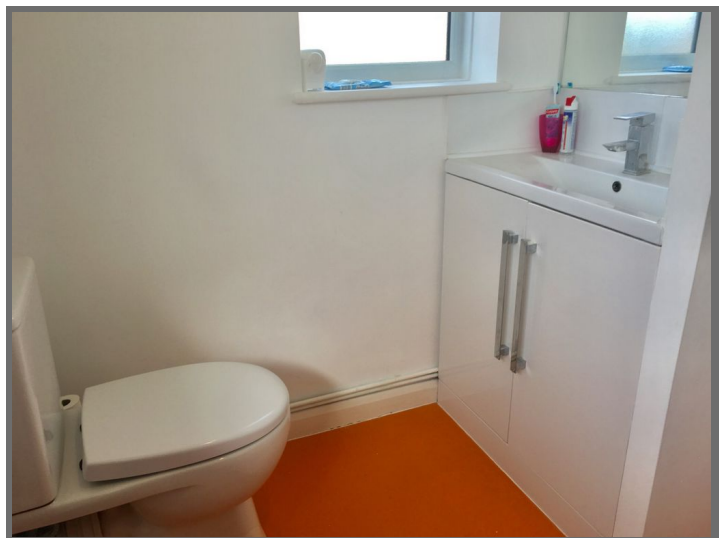
The rear garden is accessed via a set of double doors in the kitchen which leads out on to a great sized decked area. The rest of the garden is mostly laid to lawn and is enclosed by a wooden fence.

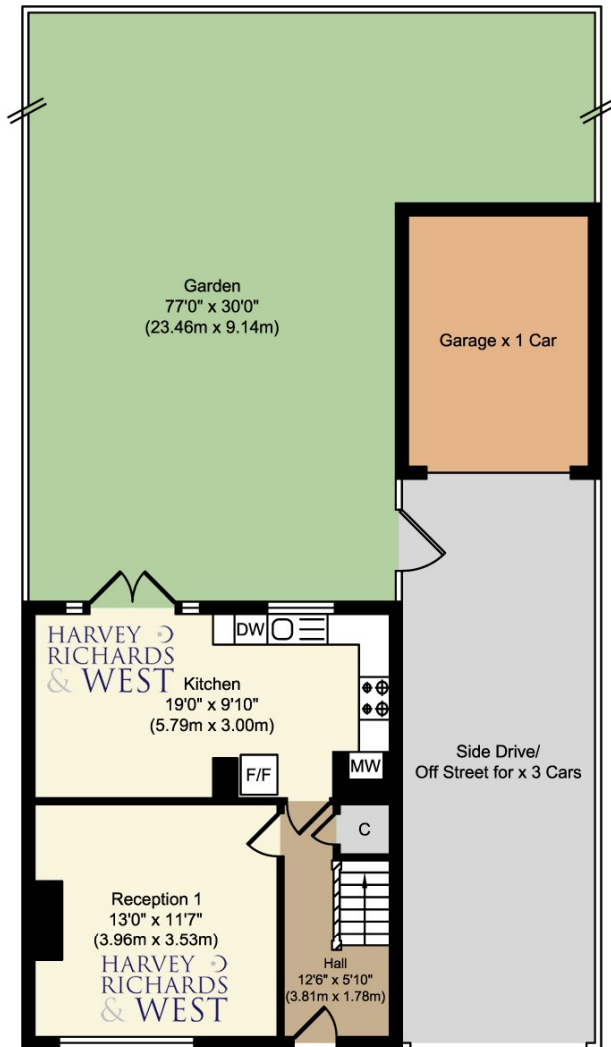
Tenure : Freehold

Council Tax: Band C

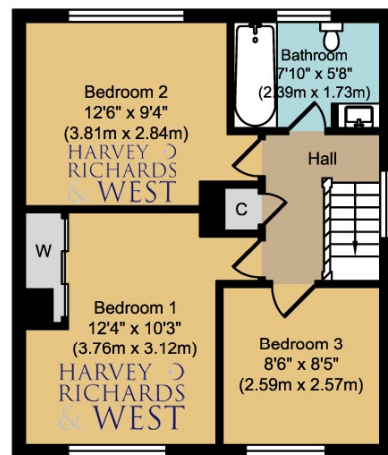








Ground Floor
 Approximate Floor Area
 560.90 sq. ft.
 (52.11 sq. m)



First Floor
 Approximate Floor Area
 430.66 sq. ft.
 (40.01 sq. m)

TOTAL APPROX FLOOR AREA 991.57 SQ. FT. (AREA 92.12 SQ. M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibilities taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. www.hrwest.co.uk

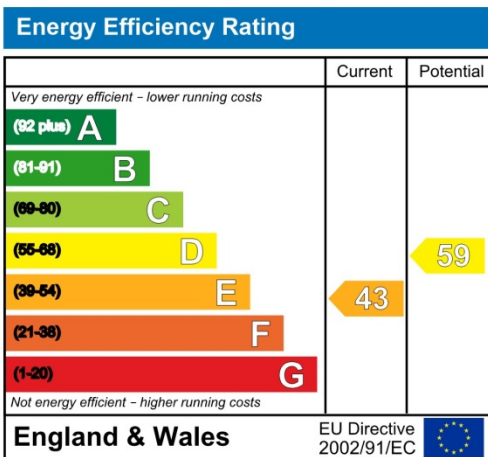
Energy Performance Certificate



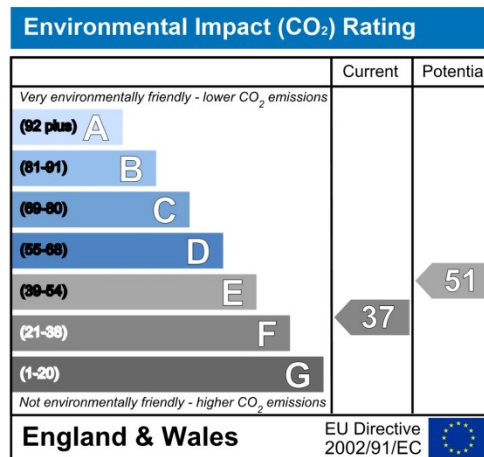
46, Seymour Avenue
WHITSTABLE
CT5 1SE

Dwelling type: Semi-detached house
Date of assessment: 18 August 2009
Date of certificate: 18 August 2009
Reference number: 0362-2868-6288-0391-3165
Total floor area: 76 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.



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 (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	489 kWh/m ² per year	347 kWh/m ² per year
Carbon dioxide emissions	6.3 tonnes per year	4.4 tonnes per year
Lighting	£73 per year	£38 per year
Heating	£895 per year	£677 per year
Hot water	£147 per year	£104 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

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



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.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome