

HARVEY 
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& WEST
ESTATE AGENTS



Sandpiper Road, Whitstable, CT5

Two bedroom detached bungalow located on Sandpiper Avenue with off street parking and a garage.

£315,000



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



Location

The 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 stunning coastline with a variety of watersports to the popular high street brimming with independently run cafes, boutiques, restaurants and pubs, there is plenty to see and do. The main line train station provides fast and frequent links to London St Pancras & London Victoria, as well as regular buses departing from numerous stops throughout the town linking Whitstable to the surrounding areas and beyond. A number of popular infant and junior schools are found locally in the town with both grammar schools and private schools easily accessible in Canterbury.

Sandpiper Road, Whitstable

Harvey Richards & West are delighted to offer for sale this great detached bungalow set on Sandpiper Avenue which is easily accessed from both Borstal Hill and Joy Lane.

Once you arrive through the front door you enter in to a hall way. From there you lead through in to the good size lounge diner. The kitchen is modern and has a door providing access to the side of the property and to the garden. Both bedrooms are found to the rear of the property and are good size doubles; both rooms have large double glazed windows making them light an airy. The bathroom has a three piece white bathroom suite with an overhead over .

The property also benefits from both a front a rear garden as well as a side drive way, which provides ample off street parking for up to three cars and leads to a detached garage. The rear garden can be accessed

Reception Hall (9'8 x 7'1)

Lounge/Diner (17'9 x 11'8)

Kitchen (10'6 x 7'4)

Bathroom (6'7 x 6'6)

Bedroom 1 (12'10 x 10'2)

Bedroom 2 (11'0 x 9'9)

Tenure: Freehold

Council Tax: Band C







Approximate Floor Area
 798.68 sq. ft.
 (74.20 sq. m)

TOTAL APPROX FLOOR AREA 798.68 SQ. FT. (AREA 74.20 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 responsibility is 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.hwest.co.uk

Energy Performance Certificate

1, Sandpiper Road, WHITSTABLE, CT5 4DP

Dwelling type: Detached bungalow
Date of assessment: 22 October 2013
Date of certificate: 22 October 2013


Reference number: 2328-9923-7220-1457-4924
Type of assessment: RdSAP, existing dwelling
Total floor area: 69 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

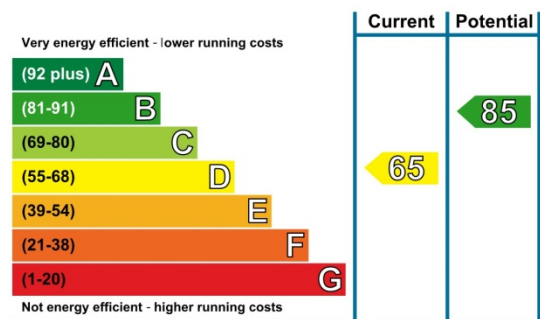
Estimated energy costs of dwelling for 3 years:	£ 2,016
Over 3 years you could save	£ 522

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 126 over 3 years	
Heating	£ 1,527 over 3 years	£ 1,167 over 3 years	
Hot Water	£ 285 over 3 years	£ 201 over 3 years	
Totals	£ 2,016	£ 1,494	

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 Increase loft insulation to 270 mm	£100 - £350	£ 87
2 Floor Insulation	£800 - £1,200	£ 201
3 Low energy lighting for all fixed outlets	£25	£ 66

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 or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.