



Waterhall, Epworth, Doncaster, DN9

£244,950

Offers in Excess of

Tenure: Leasehold, **Bedrooms:** 4

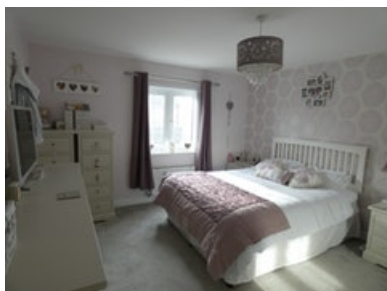
HouseSimple is pleased to present this tastefully decorated 4 bedroom detached property in Epworth. The size of the rooms aren't captured in the photographs, viewing is essential.

Key features:

- Immaculately presented family home
- single garage and driveway
- Utility room
- study/playroom
- downstairs cloakroom
- sought after village location
- 4 double bedrooms
- quiet cul de sac location

Extra info:

- **Property Age:** 13 years
- **Council Tax:** Band D (£1737.00 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway
- **Lease info:** 987 years remaining
Ground Rent: £157.00 per-annum
Maintenance: £20.60 per-year
Maintenance Company: RMG



Set in the soughtafter village of Epworth an immaculately presented family home. The property has 4 double bedrooms, an enclosed garden, garage and driveway.

Situated on a good sized plot in a quiet cul-de-sac the property has modern decor throughout. The property is leasehold but is only £80/year for the lease contract.

The property has gas central heating and double glazing throughout, newly fitted kitchen and bathrooms.

Viewing is essential.

The property briefly comprises: entrance hall leading to a good size lounge, open plan kitchen/dining room with french doors overlooking the garden, play room/study and downstairs cloakroom.

From the first floor landing is the master bedroom with modern en-suite shower room, three further double bedrooms all tastefully decorated and a four piece modern family bathroom.

Outside to the front and sides are lawned gardens with flowers and shrubs. The back garden is enclosed and has access to the garage and driveway.

Conveniently placed for travelling to Doncaster, Scunthorpe, Gainsborough, Lincolnshire and the surrounding areas.

Room Sizes approx:

Play room/Study- 6ft 9 x 7ft 6.

Lounge- 16ft 1 x 11ft 7.

Kitchen/Dining Room- 22ft 10 x 9ft 11.

Utility Room- 5ft 11 x 5ft 4.

Master Bedroom- 13ft 3 x 12ft 1.

En-suite- 5ft 10 x 6ft 4 max.

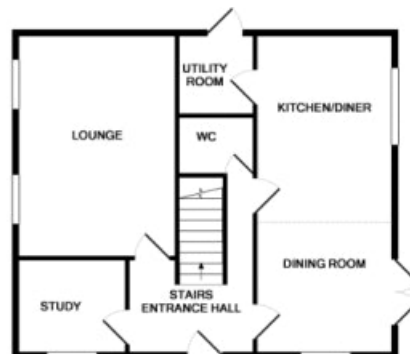
Bedroom 2- 13ft 5 x 12ft 6 max.

Bedroom 3- 12ft 2 x 9ft 1 max.

Bedroom 4- 9ft 4 x 7ft 8.

Family Bathroom- 6ft x 6ft 11.

Floor plan:



GROUND FLOOR
APPROX. FLOOR
AREA 620 SQ.FT.
(57.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 620 SQ.FT.
(57.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1241 SQ.FT. (115.2 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.
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Energy Performance Certificate:

Energy Performance Certificate

7 Waterhall
Epworth
DONCASTER
South Yorkshire
DN9 1GT

Dwelling type: Detached house
Date of assessment: 09 September 2010
Date of certificate: 10 September 2010
Reference number: 0118-5023-6261-7290-7940
Type of assessment: RDSAP, existing dwelling
Total floor area: 115 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

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) G	79	80
(54-68) D		
(39-53) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) G	77	77
(54-68) D		
(39-53) E		
(21-38) F		
(1-20) G		

Not environmentally friendly - higher CO₂ emissions

England & Wales

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.

England & Wales

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	146 kWh/m ² per year	142 kWh/m ² per year
Carbon dioxide emissions	2.8 tonnes per year	2.7 tonnes per year
Lighting	£91 per year	£65 per year
Heating	£382 per year	£386 per year
Hot Water	£138 per year	£138 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 temperatures, 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.

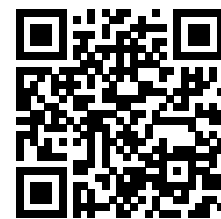
Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

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.

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MISREPRESENTATION ACT, 1967.

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