



Wells Close, New Romney, TN28

£180,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 2

HouseSimple is pleased to present this property in New Romney.

Key features:

- Bath tub
- Wood flooring
- Extension
- Close to sea front

Extra info:

- **Property Age:** 30 years
- **Council Tax:** Band B (£1433.00 per-annum)
- **Double Glazing:** Part
- **Heating:** Gas
- **Parking:** Allocated Parking Spot



A spacious property in New Romney.

JUST REDUCED! This two bedroom mid terrace property is ideal for investment or first time buyers. Located in a quiet friendly cul de sac. Conveniently situated in New Romney close to the high street, schools and sea front of Greststone. The property benefits from an extension/conservatory and porch giving it extra room.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

6, Wells Close, NEW ROMNEY, TN28 8XS

Dwelling type: Mid-terrace house	Reference number: 8000-4908-4329-5196-7613
Date of assessment: 10 June 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 10 July 2019	Total floor area: 53 m ²

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:	£ 1,482
Over 3 years you could save	£ 288

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 141 over 3 years	£ 141 over 3 years	<div style="background-color: #4caf50; color: white; padding: 10px; border-radius: 50%; width: 40px; margin: 0 auto;"> You could save £ 288 over 3 years </div>
Heating	£ 972 over 3 years	£ 837 over 3 years	
Hot Water	£ 369 over 3 years	£ 216 over 3 years	
Totals	£ 1,482	£ 1,194	

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

Very energy efficient - lower running costs

Not energy efficient - higher running costs

Current	Potential
70	89

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

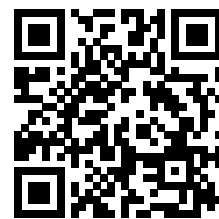
Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £8,000	£ 141
2 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,600	£ 147
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 1,023

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444292. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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