



Longview Road, Saltash, PL12

£245,000

Guide Price

Tenure: Freehold, **Bedrooms:** 3

HouseSimple is pleased to present this property in Saltash. ****NO CHAIN**** BEAUTIFUL VIEWS OF THE RIVER TAMAR AND DARTMOOR

Key features:

- Off road parking
- large secluded garden
- Views of River Tamar and Dartmoor

Extra info:

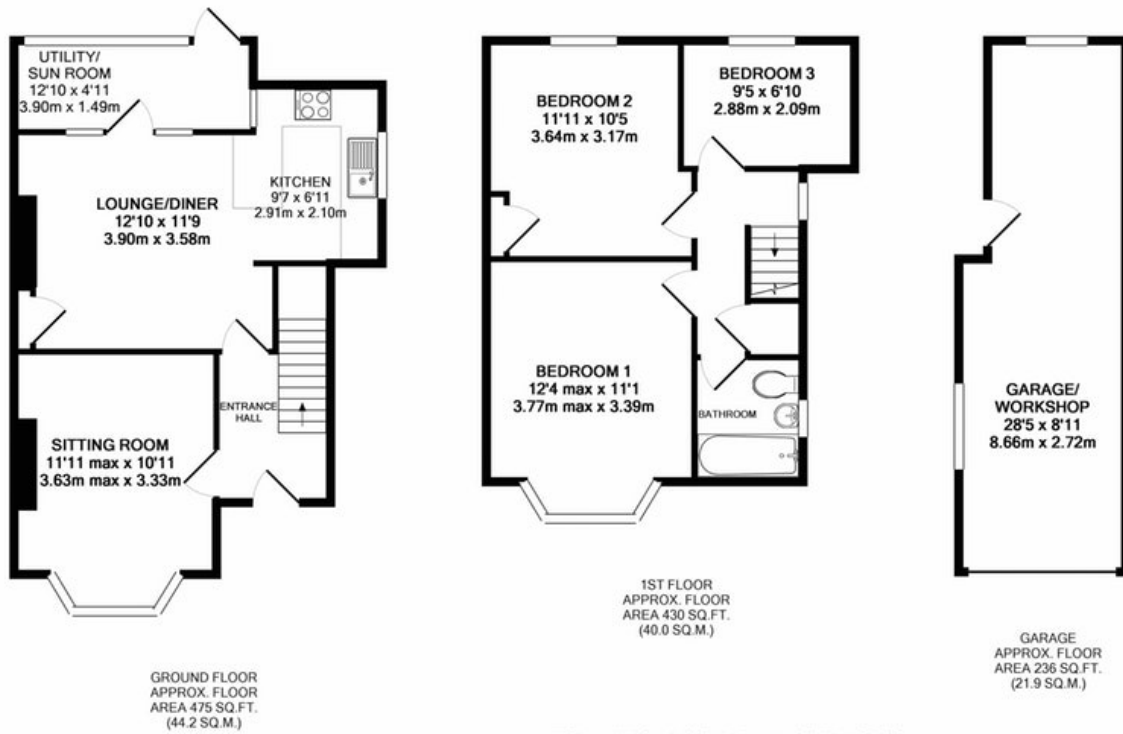
- **Property Age:** 80 years
- **Council Tax:** Band C (£160.00 per-month)
- **Double Glazing:** Part
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



**** NO CHAIN****

Housesimple are pleased to present this well presented semi detached house in sought after area in Saltash .
Comprising of 3 bedrooms newly fitted modern kitchen and bathroom Beautiful stained glass front door and side window gas central heating immaculately presented through out large secluded garden and garage with workshop area .

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate

51, Longview Road, SALTASH, PL12 6EF

Dwelling type: Semi-detached house	Reference number: 0056-2810-7833-9571-4021
Date of assessment: 30 July 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 01 August 2019	Total floor area: 72 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:	£ 2,043
Over 3 years you could save	£ 498

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 168 over 3 years	£ 168 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> You could save £ 498 over 3 years </div>
Heating	£ 1,614 over 3 years	£ 1,200 over 3 years	
Hot Water	£ 261 over 3 years	£ 177 over 3 years	
Totals	£ 2,043	£ 1,545	

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

<p style="font-size: 0.7em; margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="background-color: #2e8b57; color: white; padding: 2px;">(92 plus) A</td></tr> <tr><td style="background-color: #4682b4; color: white; padding: 2px;">(81-91) B</td></tr> <tr><td style="background-color: #66c2e0; color: white; padding: 2px;">(69-80) C</td></tr> <tr><td style="background-color: #99d9ea; color: white; padding: 2px;">(55-68) D</td></tr> <tr><td style="background-color: #c2e0e0; color: white; padding: 2px;">(39-54) E</td></tr> <tr><td style="background-color: #e0e0e0; color: white; padding: 2px;">(21-38) F</td></tr> <tr><td style="background-color: #f2f2f2; color: white; padding: 2px;">(1-20) G</td></tr> </table> <p style="font-size: 0.7em; margin: 0;">Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: 0.7em; border-bottom: 1px solid black;">Current</th> <th style="font-size: 0.7em; border-bottom: 1px solid black;">Potential</th> </tr> <tr> <td style="text-align: center; border: 1px solid black; width: 40px;">68</td> <td style="text-align: center; border: 1px solid black; width: 40px;">85</td> </tr> </table>	Current	Potential	68	85
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Current	Potential											
68	85											

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 Cavity wall insulation	£500 - £1,500	£ 252
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 84
3 Solar water heating	£4,000 - £6,000	£ 84

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0300 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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