



## Bakewell Road, Buxton, SK17

**£274,950**

None

**Tenure:** Freehold, **Bedrooms:** 4

HouseSimple is pleased to present this charming period four bedroom terraced cottage is situated in arguably one of Derbyshire's finest beauty spots on the banks of the River Wye and with direct access to the Monsal Trail. The property is surrounded by breathtaking scenery and is within easy com

## Key features:

- Charming four bedroom cottage
- surrounded by breathtaking scenery
- situated on the banks of the river Wye
- Garden to front and rear
- Direct access onto the Monsal Trail
- Private Residents Parking

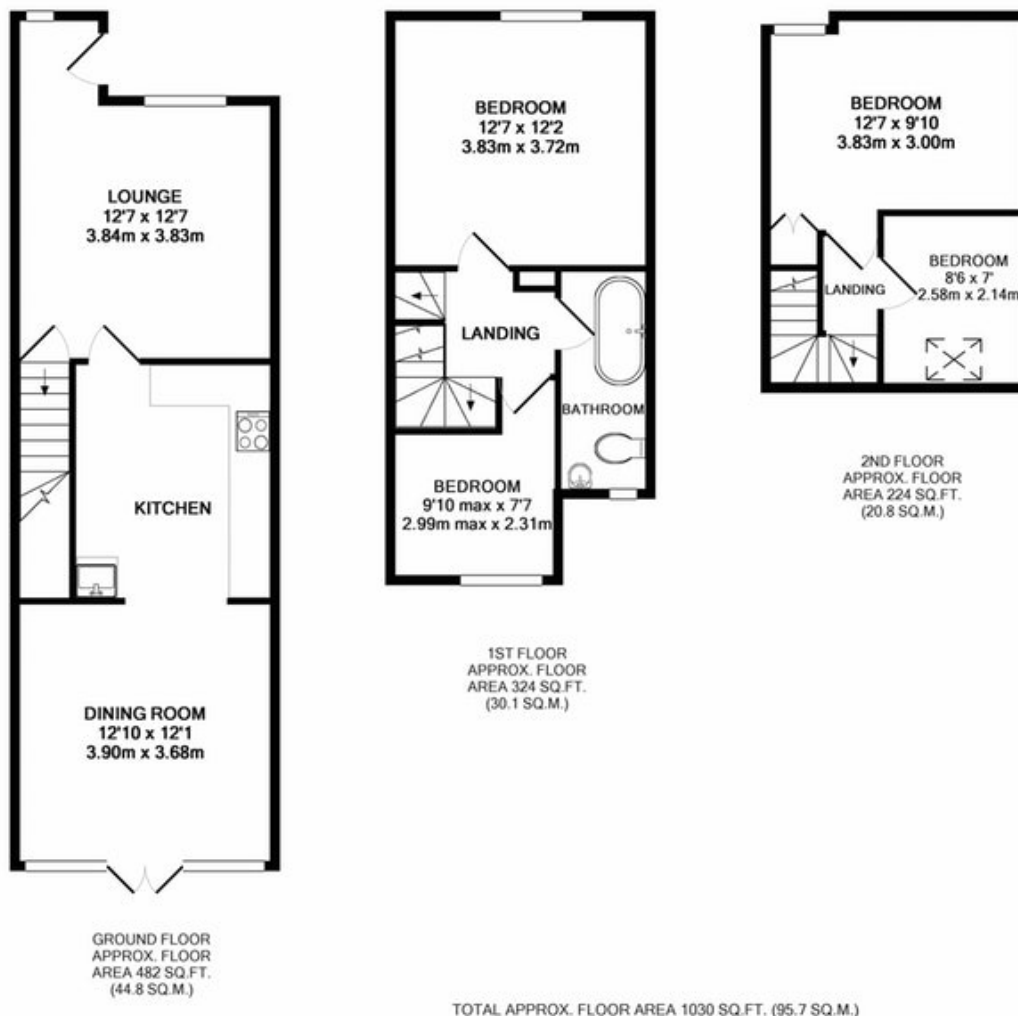
## Extra info:

- **Council Tax:** Band C (£1534.06 per-annum)
- **Chain Position:** Currently looking
- **Double Glazing:** Part
- **Heating:** Solid Fuel
- **Parking:** Allocated Parking Spot



HouseSimple is pleased to present this charming period four bedroom terraced cottage is situated in arguably one of Derbyshire's finest beauty spots on the banks of the River Wye and with direct access to the Monsal Trail. The property is surrounded by breathtaking scenery and is within easy commuting distance of Manchester, Buxton and Bakewell. The property briefly comprises: entrance porch, living room with multi-fuel stove, dining kitchen and conservatory. At first floor: two bedrooms and family bathroom. Second floor: two bedrooms. Front and rear enclosed gardens. Private residents parking.

## Floor plan:



## Energy Performance Certificate:

**Energy Performance Certificate**

**5 Blackwell Mill Cottages, Bakewell Road, BUXTON, SK17 9TF**

<b>Dwelling type:</b> Mid-terrace house	<b>Reference number:</b> 0504-2885-7454-9297-2131
<b>Date of assessment:</b> 15 May 2013	<b>Type of assessment:</b> RdSAP, existing dwelling
<b>Date of certificate:</b> 17 May 2013	<b>Total floor area:</b> 94 m <sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 7,737</b>
<b>Over 3 years you could save</b>	<b>£ 1,494</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 153 over 3 years	£ 153 over 3 years	
<b>Heating</b>	£ 6,618 over 3 years	£ 5,337 over 3 years	
<b>Hot Water</b>	£ 966 over 3 years	£ 753 over 3 years	
<b>Totals</b>	<b>£ 7,737</b>	<b>£ 6,243</b>	

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.

Current	Potential
10	29

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 519
2 Draught proofing	£80 - £120	£ 243
3 Solar water heating	£4,000 - £6,000	£ 207

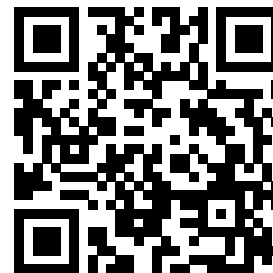
See page 3 for a full list of recommendations for this property.

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](http://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.

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