



Energy Performance Certificate

The Moorings, Southsea Road, Flamborough, BRIDLINGTON, YO15 1NG
 Dwelling type: Detached house Reference number: 8961-7627-0760-0882-9996
 Date of assessment: 12 March 2019 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 14 March 2019 Total floor area: 254 m²

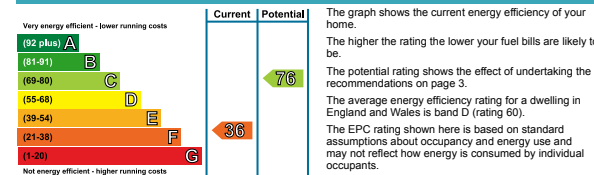
- Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
 - Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 8,025
Over 3 years you could save	£ 3,120

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 558 over 3 years	£ 336 over 3 years	
Heating	£ 6,987 over 3 years	£ 4,197 over 3 years	
Hot Water	£ 480 over 3 years	£ 372 over 3 years	
Totals	£ 8,025	£ 4,905	

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



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	£ 234
2 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 231
3 Room-in-roof insulation	£1,500 - £2,700	£ 570

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.

Notice: D.Dunk Lewis & Graves, its staff and agents give notice that:

These particulars do not constitute an offer or contract. Anything said, written or shown in relation to these particulars is for guidance only for prospective purchasers and must not be relied upon as a statement of fact. The description provided therein represents the opinion of the author and whilst given in good faith should be verified by the prospective purchaser or their representative. Photographs are not necessarily comprehensive or current. Areas measurements or distances are given as a guide only and are not precise. Boundaries are subject to verification. Services, appliances apparatus and fittings have not been tested. These particulars are intended as a guide and must not be relied upon as a statement of fact.

To view this property please contact
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The Moorings, Southsea Road North Flamborough

SPACIOUS DETACHED DOUBLE FRONTED HOUSE
 IN POPULAR VILLAGE LOCATION CLOSE TO LOCAL AMENITIES

OFFERED TO THE MARKET WITH VACANT POSSESSION!

£350,000



The property is located on Southsea Road North and is situated close to South Landing offering excellent dog walking country. Flamborough is a very popular village about 4 miles from Bridlington having a good selection of shops including Co-Op Supermarket, Newsagents with Post Office, Library, Public Houses and a Junior School.

This spacious detached house offers good size family living accommodation which benefits from PVCu double glazing, soffits and fascias, detached double garage and drive providing off street parking for multiple vehicles, 4 good size bedrooms with loft space converted to provide an additional bedroom or living space, 2 conservatories and utility room. The property has oil fired central heating but does have a main gas fire in the living room and is offered to the market with NO ONWARD CHAIN!

Accommodation

PVCu front entrance door opens into the ENTRANCE PORCH having electric light. Door opens into the:-

Lounge

9.41m x 6.78m (30'10" x 22'3")

(Maximum) 2 bay windows offering views of North Mere Green, fitted gas fire on marble back and hearth in classical wooden surround, TV and telephone point, serving hatch to kitchen and opaque feature glass panels. Coved ceiling and fitted wall lights. Door opens into the:-



Hall

Having stairs off to first floor, alarm control panel and door in to Dining Area with door off to INNER HALL having recess fitted store cupboards and door into CLOAKS/WC (1.94m x 1.71m) having vanity wash basin, wc and coved ceiling.

'L' shaped Kitchen/Diner



Dining Area

7.61m x 2.88m (25'0" x 9'5")

Having wood panelled walls, door into CONSERVATORY and open arch into the

Kitchen Area

3.59m x 2.4m (11'9" x 7'10")

(Minimum) having a good range of modern fitted floor and wall units incorporating inset 1½ bowl composite sink with mixer tap, built in electric double oven, electric 4 ring hob and extractor hood over, integral 'Neff' larder fridge and space for freezer. Worktop lighting, ceramic tile floor and door to pantry with understairs store containing meters and fuse box.

Conservatory One

5.92m x 2.58m (19'5" x 8'6")

Having wooden floor, electric radiator, PVCu door and PVCu Patio doors to rear garden. Door leads into the



Utility

3.68m x 2.47m (12'1" x 8'1")

Having ceramic tile floor, fitted floor and wall cupboards with inset stainless steel sink, plumbing for washing machine and boiler. Open arch to storage/airing space and door opening into the REAR LOBBY having fitted wall cupboard and shelf.

Conservatory Two

4.26m x 3.00m (14'0" x 9'10")

Ceramic tile floor, fitted wall lights and PVCu door to rear garden.



First Floor

Spacious Landing with door providing access to the Second Floor (Roof Space)

Front Bedroom One

4.86m x 3.99m (15'11" x 13'1")

Into the bay window having views of North Mere Green. The room provides a range of fitted wardrobes and cupboards, fitted dressing table with mirror and strip light over, TV point and coved ceiling. Door to EN-SUITE SHOWER/WC (1.21m x 2.09m) being fully tiled with shower enclosure having plumbed in shower, vanity wash basin with mirror and downlighter over and wc. Coved ceiling, ceiling downlighters, shaver socket and ceramic tile floor.



Front Bedroom Two

4.55m x 3.32m (14'11" x 10'11")

Into the bay window having views of North Mere Green. The room offers fitted wardrobes, vanity wash basin with dressing unit having mirror and light over. TV point and coved ceiling.



Rear Bedroom Three

3.91m x 2.89m (12'10" x 9'6")

Having fitted cupboards and vanity wash basin.

Rear Bedroom Four

3.05m x 2.72m (10'0" x 8'11")

With understairs store and coved ceiling.

Bathroom/Shower/WC

2.89m x 2.43 (9'6" x 8'0")

(Minimum) having panelled bath with plumbed in shower over, wc, bidet, pedestal wash basin and Jacuzzi shower enclosure with plumbed in power shower. Fitted store cupboard providing airing space, ladder towel warmer, coved ceiling and ceiling downlighters.



Second Floor

Stairs up to:-

LIVING SPACE/OFFICE

3.19m x 2.52m (10'6" x 8'3")

Having fitted wall lights with door to ADDITIONAL STORAGE/LIVING SPACE (3.22m x 1.38m + 2.64m x 1.35m) having eaves storage. Door opens into:-

Bedroom Five

3.27m x 3.3m (10'9" x 10'10")

With eaves storage.

Outside

Low maintenance paved forecourt with tarmac side drive leading to the detached double garage. Timber gate opens onto the enclosed rear garden being beautifully landscaped with mature trees, shrub and plant borders, greenhouse and block paved sweeping path. Large patio area with water tap and side personal door to the garage.



Detached Double Garage

5.41m x 4.34m (17'9" x 14'3")

Having up and over door, electric light and power.

Services

All mains services connected.

(Note: Although the property offers oil fired central heating, mains gas is available above ground level should you wish to convert to gas central heating)

Council Tax Band E