


## Energy Performance Certificate

132, Scarborough Road, BRIDLINGTON, YO16 7NU  
 Dwelling type: Detached house Reference number: 0484-2874-6323-2320-3955  
 Date of assessment: 24 February 2020 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 24 February 2020 Total floor area: 190 m<sup>2</sup>

### Use this document to:

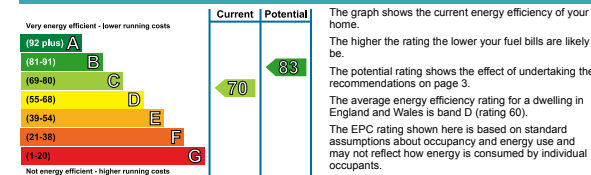
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,067
Over 3 years you could save	£ 1,242

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 444 over 3 years	£ 327 over 3 years	
Heating	£ 3,729 over 3 years	£ 2,898 over 3 years	
Hot Water	£ 894 over 3 years	£ 600 over 3 years	
<b>Totals</b>	<b>£ 5,067</b>	<b>£ 3,825</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



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 624
2 Low energy lighting for all fixed outlets	£40	£ 96
3 Heating controls (time and temperature zone control)	£350 - £450	£ 237

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](http://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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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.



## 132 Scarborough Road Bridlington

EXECUTIVE SPACIOUS 4 BED FAMILY HOME FITTED TO A HIGH STANDARD.

Transformed from single storey dwelling this well appointed family home. The property briefly comprises Entrance Hall, 2 Reception Rooms, Downstairs WC, Spacious Kitchen/Diner/Family Room, Utility Room housing Mitsubishi air source pump with water cylinder, Master Bedroom with En-Suite Shower Room, 3 good size bedrooms, 4 piece Family Bathroom, Good size low maintenance garden with Astro Turf, new UPVC double Glazing, complete re-wire and plumbing throughout with ample parking to the front of the property.

MUST BE VIEWED TO APPRECIATE THE QUALITY OF THE BUILD

# £359,950



[www.ddlgstates.co.uk](http://www.ddlgstates.co.uk)

To view this property please contact  
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### Entrance Hall

2.76m x 4.35m (9'1" x 14'3")

Composite entrance door with 2 side opaque glazed windows, laminate flooring & stairs off to the first floor.



### Downstairs WC

0.82m x 1.63m (2'8" x 5'4")

Low flush WC, vanity wash hand basin, chrome ladder heated towel warmer, LED downlights, extractor fan & laminate flooring.

### Lounge

4.48m x 4.22m (14'8" x 13'10")

Feature fireplace with marble back and hearth inset electric fire, telephone point, UPVC double glazed opaque window to the side aspect & UPVC double glazed window to the front aspect.



### Reception Room 2

4.18m x 4.24 (13'9" x 13'11")

This room could be used as a office/play room or second lounge with UPVC double glazed window to the front aspect.

### Kitchen/ Dining/ Family Room

9.52m x 4.28m overall (31'3" x 14'1" overall)

Stunning family room opening onto the low maintenance rear garden fitted with a good range

of floor & wall units and draws, integrated appliances to include: Indesit double oven, Zanussi microwave oven, electric induction hob with extractor hood over. Space for a American fridge freezer, 1 ½ bowl circle sink with mixer tap, space & plumbing for dish washer, centre island with granite tops & drawer unit under with 3 drop down centre lights over, UPVC double glazed window to the rear aspect to the sitting/ dining area has UPVC double glazed patio doors with side panels to both sides opening onto the rear garden & laminate flooring throughout.



### First Floor Landing

2.79m x 2.98m (9'2" x 9'9")

Pull down loft hatch with ladders to gain access being fully boarded & Velux window's.

### Bedroom One

4.23m x 4.49m (13'11" x 14'9")

UPVC double glazed window to the front aspect and a door leading to:-



### En- Suite

3.11m x 2.79m at window point (10'2" x 9'2" at window point)

Vanity wash hand basin with mixer tap & granite tops, WC, double shower cubical with mains

plumbed in shower. Wall mounted vanity unit, laminate flooring & UPVC double glazed opaque window to the front aspect.



### Bedroom Two

4.23m x 4.35m (13'11" x 14'3")

UPVC double glazed window to the front aspect.



### Bedroom Three

4.23m x 3.99m (13'11" x 13'1")

UPVC double glazed window to the rear aspect.



### Bedroom Four

4.11m x 3.81m (13'6" x 12'6")

UPVC double glazed window to the rear aspect.

### Family Bathroom

Double ended bath with mixer tap vanity wash hand basin with mixer tap & granite tops, WC, enclosed shower cubical with mains plumbed in multi jet double head shower, LED ceiling spot lights, laminate flooring & UPVC double glazed opaque window to the rear aspect.



### Outside

To the front of the property is a designated area offering ample off road parking. To the rear of the property is a good size enclosed garden with two patio area's the main garden has been laid with good quality Astro Turf, raised borders all enclosed with timber fencing and side gate. There is potential to have a double Garage within the existing boundary.

