



Bulphan £700,000



CANOPIED ENTRANCE PORCH

Door to:

ENTRANCE HALL

Radiator. Coved ceiling. Fitted carpet. Power points. Decorated with dado rail.

SITTING ROOM 17' 4" x 16' 0" (5.28m x 4.87m)

Double glazed window to front. Radiator. Coving to ceiling. Fitted carpet. Power points. Feature double sided fireplace and hearth.

INNER HALL

Inset lighting to ceiling. Tiled flooring. Open to utility room. Door to:

UTILITY ROOM 8' 4" x 5' 2" (2.54m x 1.57m)

Double glazed windows to front and side. Inset lighting to ceiling. Tiled flooring. Power points. Range of base level units with complimentary work surfaces. Inset sink unit with mixer tap. Tiled splashbacks. Double glazed door to garden.

BATHROOM

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of low flush WC. Vanity wash hand basin with cupboard under. Panelled bath with mixer shower attachment. Tiling to walls with border tile.

LOUNGE 28' 5" x 13' 6" (8.65m x 4.11m)

Bi-fold doors to garden. Double glazed window to rear. Radiator. Inset lighting to ceiling. Tiled flooring. Power points. Feature double sided fireplace with log burner. Open to:



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DINING ROOM 16' 10" x 14' 3" (5.13m x 4.34m)

Double glazed window to rear. Radiator. Coving to ceiling. Fitted carpet. Power points.

KITCHEN/BREAKFAST ROOM 19' 5" x 11' 4" > 8' 9" (5.91m x 3.45m > 2.66m)

Double glazed window to rear. Radiator. Coved ceiling. Power points. Range of base and eye level units with complimentary work surfaces. Inset sink unit with mixer tap. Built in oven and hob with extractor fan over. Recesses for appliances. Boiler (Not tested). Double glazed patio doors to garden.

BEDROOM ONE 14' 11" x 14' 1" (4.54m x 4.29m)

Double glazed window to front. Radiator. Coving to ceiling. Fitted carpet. Power points.

BEDROOM TWO 13' 0" x 7' 6" (3.96m x 2.28m)

Double glazed window to rear. Radiator. Coving to ceiling. Fitted carpet. Power points.

SHOWER ROOM

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of vanity wash hand basin with cupboard under. Low flush WC. Double shower cubicle with mixer shower.

GROUNDS

The property is situated centrally within grounds of approximately 0.4 acres (STLS) which is mainly laid to lawn. Own driveway providing parking for numerous vehicles. Log store and shed.



SUMMERHOUSE

MAIN ROOM 17' 11" x 10' 8" (5.46m x 3.25m)

Double glazed windows to front. Coved ceiling with inset lighting. Wood flooring. Power points. Kitchen area with base and eye level units and inset sink with mixer tap. French doors to garden.

SECOND ROOM 10' 7" x 7' 4" (3.22m x 2.23m)

Double glazed window to front. Coved ceiling. Power points. Built in cupboard. Door to partially installed en suite.



AGENTS NOTE

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to Chandler & Martin not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment.
3. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment.
4. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through Chandler & Martin.
5. Chandler & Martin advise all purchasers to make their own enquiries to the relevant parties to ascertain whether there could be any planning applications or developments that could affect the property or local area. Consideration should also include details relating to the Lower Thames Crossing.
6. We understand that the vendor is having a new water connection as currently the supply is shared.
7. We understand there is a right of way for the maintenance of services to the neighbouring property.



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETS REGULATIONS 2008.

Chandler & Martin has not tested any apparatus, equipment, fixtures and fittings, or any services and so cannot verify that they are in working order or fit for the purpose. Any Buyer or Tenant is advised to satisfy themselves as to the correctness of each of them.

Items shown in photographs are not included, they may be available by separate negotiation. Dimensions and descriptions are believe to be correct but cannot be relied upon as statements or representations.

References to the title of a property are based on information supplied by the Seller. Chandler & Martin has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor or adviser.

These particulars are for potential Purchasers and Tenants guidance only and do not constitute any part of an offer or contract. Potential Purchasers and Tenants must therefore assume any information in these particulars is incorrect and must be verified by their Solicitor or Agent.

Chandler & Martin have taken steps to comply with the Consumer protection from unfair trading regulations 2008, however, should there be any aspects of this property that you wish to clarify before an appointment to view, or prior to any offer to purchase being made, please contact Chandler & Martin on 01375 891007.



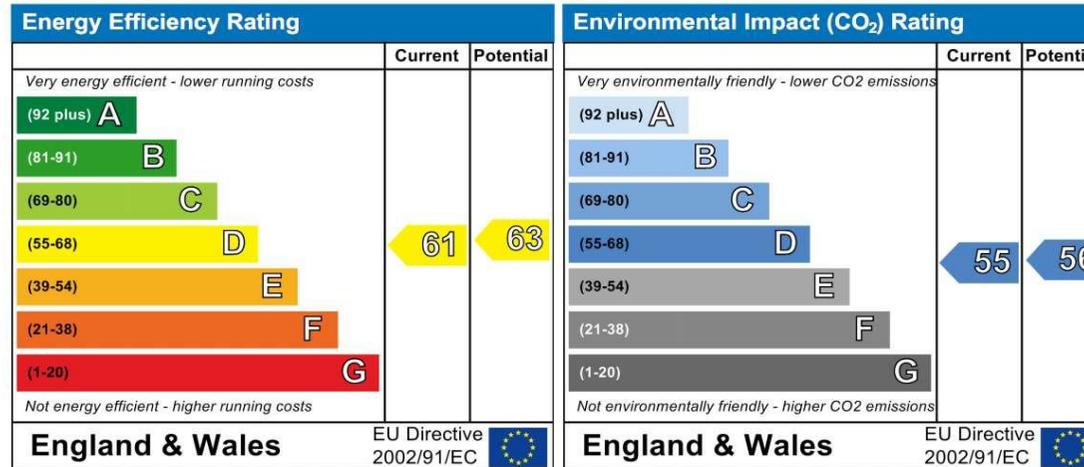
Energy Performance Certificate



Rodings
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Bulphan
UPMINSTER
RM14 3TD

Dwelling type: Detached bungalow
Date of assessment: 13 April 2011
Date of certificate: 13 April 2011
Reference number: 8879-6724-8790-6557-9996
Type of assessment: RdSAP, existing dwelling
Total floor area: 115 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	281 kWh/m ² per year	275 kWh/m ² per year
Carbon dioxide emissions	5.4 tonnes per year	5.3 tonnes per year
Lighting	£105 per year	£63 per year
Heating	£854 per year	£863 per year
Hot water	£119 per year	£119 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.