



3 Farriers Green Camelford, PL32 9QY

A spacious two double bedroom terraced home with back garden.
Ideal investor or first time buyer property.



Two double bedrooms

Open plan kitchen and lounge

Oil fired central heating and hot water

Off road parking

No Chain

£170,000

3 Farriers Green Camelford, PL32 9QY

£170,000

Description

A spacious two double bedroom terraced house in a quiet development close to all amenities. The property has a reasonable sized back garden and also benefits from off street parking. The property is in great condition internally and would make an ideal investor or first time buyer property.

Lounge Area 14' 6" x 10' 9" (4.41m x 3.27m)

A light and bright room with patio doors to the garden and further rear facing window. The lounge is open to the kitchen area separated by a half height wall. A decorative fireplace is to the side wall with electric fire fitted. Stairs rise from the lounge to the upstairs accommodation. Under stairs storage cupboard. Central heating radiator.

Kitchen Area 10' 4" x 6' 10" (3.14m x 2.08m)

Window to the front aspect. Various modern wall and base units with roll top work surfaces. There is a four ring ceramic hob with electric oven under and extractor over. A one and a half bowl stainless steel sink with mixer tap faces the window. Room for a fridge freezer and a washing machine/dryer.

Downstairs Hallway 6' 8" x 3' 7" (2.04m x 1.08m)

A small but useful separate area with doors to a storage cupboard and also the downstairs WC. The composite glazed door opens to the front of the property.

Downstairs WC

Window to the front aspect. Low level WC, Pedestal wash hand basin. Radiator.

Bathroom

Window to the front aspect. Central heating radiator. 'P' shaped panelled bath with curved glass screen with mains shower above. Low level WC and pedestal wash hand basin. Extractor fan to the ceiling with spot lighting.

Bedroom 1 14' 1" x 7' 10" (4.29m x 2.4m)

Two windows to the rear aspect. Radiator. Built-in storage/wardrobe.

Bedroom 2 10' 5" x 8' 10" (3.17m x 2.7m)

Window to the front aspect. Central heating radiator.

Outside

To the rear is a paved and gravelled garden with circular patio area. The central heating oil tank is masked by wooden fencing. The border is of fencing and stone wall with an access gate to the rear. The border is planted with various plants and shrubs.

Agents Notes

An ideal starter home for the first time buyer or an investor looking for their next rental property. The property is currently rented and the tenants would be happy to stay on if the property was purchased by an investor.



MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Energy Performance Certificate



3, Farriers Green
CAMELFORD
PL32 9QY

Dwelling type: Mid-terrace house
Date of assessment: 19 October 2010
Date of certificate: 19 October 2010
Reference number: 9482-2801-6602-9890-2945
Type of assessment: RdSAP, existing dwelling
Total floor area: 55 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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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	167 kWh/m ² per year	167 kWh/m ² per year
Carbon dioxide emissions	1.9 tonnes per year	1.9 tonnes per year
Lighting	£31 per year	£31 per year
Heating	£199 per year	£199 per year
Hot water	£108 per year	£108 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.



Certification mark

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.