

15 FOUNDRY STREET
STOURPORT-ON-SEVERN WORCESTERSHIRE DY13 8EB

Energy Performance Certificate

15, Foundry Street, STOURPORT-ON-SEVERN, DY13 8EB

Dwelling type:

Mid-terrace house

Reference number:

8528-7021-6010-4037-4996

Date of assessment:

13 September 2018

Type of assessment:

RdSAP, existing dwelling

Date of certificate:

14 September 2018

Total floor area:

52 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:

£ 2,643

Over 3 years you could save

£ 1,548

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 132 over 3 years	£ 132 over 3 years	
Heating	£ 2,199 over 3 years	£ 801 over 3 years	
Hot Water	£ 312 over 3 years	£ 162 over 3 years	
Totals	£ 2,643	£ 1,095	You could save £ 1,548 over 3 years

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

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current

Potential

48

91

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.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 141
2 Room-in-roof insulation	£1,500 - £2,700	£ 702
3 Internal or external wall insulation	£4,000 - £14,000	£ 138

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.

phipps & pritchard

CHARTERED SURVEYORS
ESTATE AGENTS
AUCTIONEERS

15 FOUNDRY STREET
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WORCESTERSHIRE
DY13 8EB

Canalside Grade II Listed cottage in Stourport town centre! A 2-bedroom character cottage arranged over three floors with the benefit of immediate vacant possession. **Energy Rating: E.**

Kidderminster

01562 822244

Stourport-on-Severn

01299 822060

Lettings

01562 861886

Property Management

01562 733666

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PROPERTY MISDESCRIPTIONS ACT: We have not tested services, fittings and appliances such as central heating, immersion heaters, fires, wiring, security systems and kitchen appliances. Any Purchaser should obtain verification they are in working order through their Solicitor or Surveyor. We have not verified details of tenure. The Solicitor acting for any purchaser should be asked to confirm full details. Phipps & Pritchard with McCartneys for themselves and the vendors of the property whose Agents they are, give notice that these particulars although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations or warranty whatever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

MEASUREMENTS: Quoted room sizes are approximate & only intended for general guidance. They have been rounded up/down to the nearest .076m (3"). You are particularly advised to verify all dimensions carefully, especially when ordering carpets, built-in furniture or fittings. Land areas are also subject to verification through legal advisors.

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PRICE: OFFERS IN THE REGION OF £115,000

DESCRIPTION - Number 15 Foundry Street is a 2-bedroom mid terraced character cottage with south east facing gardens straight out on to the Staffordshire/Worcestershire canal, in the centre of historic Stourport.

The property is offered for sale with the benefit of immediate vacant possession and affords accommodation to comprise:-

Access is gained via door to: -

LIVING ROOM - 14' 5" x 10' 11" (4.39m x 3.33m) [max] with central heating radiator, window to front elevation and log burner (not tested), door conceals steps which descend to:

CELLAR - 13' 9" x 10' 10" (4.19m x 3.30m) [max] with gas and electricity meters and 'Crabtree' distribution board protecting the electrical installation.

From the Living Room a door opens to: -

KITCHEN - 10' 4" x 8' 8" (3.15m x 2.64m) with central heating radiator, window to rear elevation, door to rear elevation opening to outside, range of both wall and base mounted kitchen units with complementary roll top surface over, having inset stainless steel sink and inset gas hob, built-in electric oven, plumbing and space for automatic washing machine.

From the Living Room a staircase rises to: -

FIRST FLOOR LANDING - with window to rear elevation and doors to:

BEDROOM TWO - 11' 0" x 8' 11" (3.36m x 2.73m) [max] with central heating radiator and window to front elevation.

BATHROOM - with window to rear elevation, central heating radiator, low level flush wc, pedestal hand wash basin and bath.

From the Landing a further staircase rises to: -

SECOND FLOOR LANDING - with door to:

BEDROOM ONE - 11' 11" x 11' 2" (3.64m x 3.41m) [max] with central heating radiator, window to front elevation.

OUTSIDE: -

SOUTH-EAST FACING CANALSIDE REAR GARDENS - [NB: There is a traditional right of way across for the benefit of next door, number 14 Foundry Street.] Being of low maintenance with patio area and stone coverings.

SERVICES: Mains services connected to the property include water, gas, electricity and mains drainage.

TENURE: Freehold. We have not verified details of tenure. The Solicitor acting for any purchaser should be asked to confirm full details.

CURRENT COUNCIL TAX BAND: A

FIXTURES & FITTINGS: Any fixtures and fittings not mentioned in these Sale Particulars are excluded from the sale. Certain fixtures and fittings may be available by separate negotiation with the vendors.

VIEWING: By appointment with the agent's offices.

DIRECTIONS TO THE PROPERTY: On foot from the Agents Stourport Office proceed down Lombard Street and the property will be found on the right hand side opposite the Fire Station.

SURVEYS & VALUATIONS: Phipps & Pritchard with McCartneys carry out Homebuyers Reports & Valuations. Should you purchase a property from another Agent, or a Private Vendor, we would welcome your enquiry and be pleased to discuss your requirements. Please contact David Hughes at our Survey Department on 01584 813766 for further information.

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