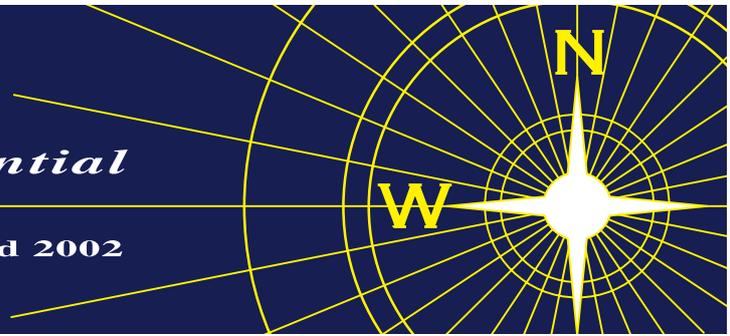


NEVIN & WELLS

Residential

Established 2002



Western Close, Chertsey, KT16 8QB

£220,000 F/H



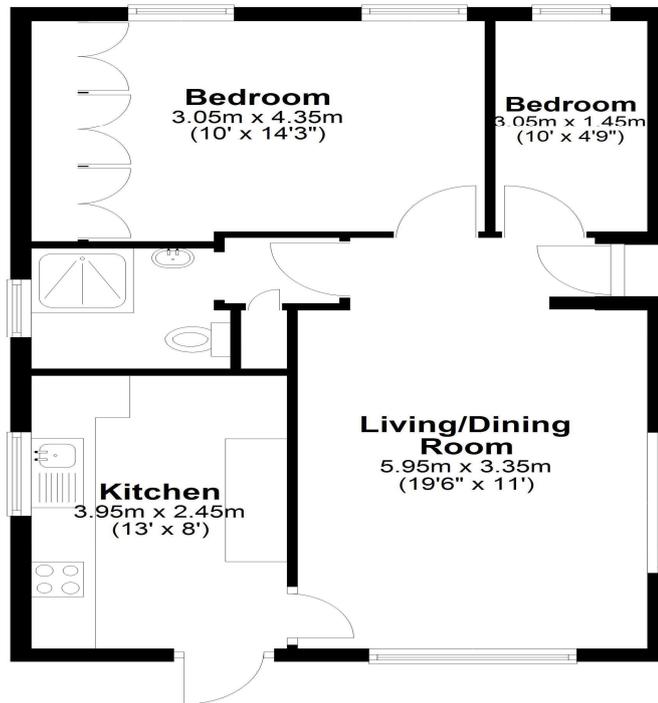
Located in a quiet cul-de-sac is this two bedroom double unit park home with own garden and driveway, providing off street parking for two vehicles. Accommodation comprises entrance hallway, lounge, fitted kitchen and wet room. Further benefits include double glazing throughout, gas central heating and air conditioning. Pets permitted, over 51's only. No onward chain

Western Close, Penton Park, Chertsey, Surrey, KT16 8QB

FLOOR PLAN

Ground Floor

Approx. 53.1 sq. metres (571.6 sq. feet)



Total area: approx. 53.1 sq. metres (571.6 sq. feet)

All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

EPC

The EPC certificate includes the following information:

- 22 Western Close, Penton Park, Chertsey, Surrey, KT16 8QB
- Energy rating: **E**
- Valid until: 6 June 2032
- Certificate number: 202134331405-910-0283
- Property type: Park home
- Total floor area: 56 square metres

Rules on letting this property
Properties can be let if they have an energy rating from A to E. You can read guidance for landlords on the regulations and exemptions.

Energy rating and score
This property's energy rating is E. It has the potential to be E.
See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND:

A - Runnymede Borough Council

VIEWINGS:

By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk

