

NOTE:

For clarification, prospective purchasers are informed that these sales particulars have been prepared as a general guide only. A detailed survey of the property has not been carried out nor have the services, appliances or specific fittings been tested. Potential purchasers are warned that they must satisfy themselves with regard to the efficiency and working of any such system or appliance and any mention within these sales particulars does not imply any responsibility on the part of the selling agent. Room sizes which are taken between internal walls and therefore can include cupboards and shelving etc., are approximate and should not be relied upon for carpets or furnishings. Please note that photographs may have been taken with the aid of a wide angle lens.

Energy Performance Certificate 

7, Blackmore Court
MELKSHAM
SN12 7HY

Dwelling type: Ground-floor flat
Date of assessment: 14 May 2011
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Reference number: 0088-2864-8150-9699-7831
Type of assessment: RdSAP, existing dwelling
Total floor area: 61 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		71	(55-68) D		
(39-54) E	55		(39-54) E		50
(21-38) F			(21-38) F	38	
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		

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.

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 (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	499 kWh/m ² per year	377 kWh/m ² per year
Carbon dioxide emissions	5.4 tonnes per year	4.1 tonnes per year
Lighting	£36 per year	£36 per year
Heating	£534 per year	£351 per year
Hot water	£197 per year	£100 per year

You could save up to £279 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.

 Remember to look for the Energy Saving Trust 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.

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Gateway House, 8 Bath Road,
Melksham, Wiltshire, SN12 6LP

Telephone: 01225 707798

websites: www.onthemarket.com
www.jaysonkent.co.uk





7 Blackmore Court, Melksham, Wiltshire

7 Blackmore Court, Melksham Wiltshire SN12 7HY

With the benefit of a garage and parking, a spacious and well planned ground floor flat located within an established residential area on the Calne side of the town with local amenities including a supermarket and bus services to the town centre which lies just one mile away

- ◆ Spacious entrance hall
- ◆ Two bedrooms
- ◆ Bathroom with shower over bath
- ◆ Living room
- ◆ Kitchen
- ◆ uPVC double glazing
- ◆ Electric heating (installed in recent years)
- ◆ Garage with parking in front

PRICE **£129,950**

To include carpets as fitted

Occupying a pleasant location tucked away from the road and adjoining an open 'green' area, within an established residential area on the Calne side of town, the property lies a short distance from a supermarket whilst a primary school is also considered to be within easy reach.

The centre of Melksham with its range of facilities including swimming pool/fitness centre, library, shops and supermarkets including *Sainsburys* and *Waitrose* together with 'bus services to surrounding towns lies just under one mile away.

Neighbouring towns include Corsham, Devizes, Calne, Bradford on Avon, Trowbridge and Chippenham with the latter having the benefit of main line rail services whilst the City of Bath with its many facilities lies some fourteen miles distant with access to the M4 at junction 17 three miles north of Chippenham. Melksham railway station now offers a range of local services and connections further afield.

THIS PURPOSE BUILT GROUND FLOOR FLAT lies in a block of twelve having brick elevations and as already mentioned, has the benefit of uPVC replacement double glazing and electric heating, the latter being installed about three years ago.

The spacious and well planned accommodation affords the following:-

ENTRANCE VESTIBULE

serving just six flats and with recently fitted 'fire' door leading into ..

SPACIOUS ENTRANCE HALL

Of an 'L' shape 12'2 x 10.0 max. (3.76m x 3.08m) with 'fire' door from the entrance vestibule, night storage heater, coved ceiling, built in cupboard with shelving, airing cupboard with slatted shelving and immersion heater fitted to factory lagged tank, meter cupboard, and doors leading to all rooms.

BEDROOM ONE

10'5 x 10'5 (3.22m x 3.22m) with coved ceiling, wall mounted electric convector heater, and uPVC double glazed window to aspect over the adjoining 'green' area.

BEDROOM TWO

10'5 x 7'1 (3.22m x 2.18m) with coved ceiling, wall mounted electric convector heater, and uPVC double glazed window.

BATHROOM

having a white suite comprising panelled bath with electric shower over, pedestal wash basin and low level w.c. with tiled surrounds and fully tiled area around the bath, wall mounted *Dimplex* fan heater, vinyl flooring and uPVC double glazed window.

LIVING ROOM

18'3 x 11'3 (5.61m x 3.48m) with coved ceiling, night storage heater, TV aerial socket, wall mounted electric coal effect convector heater, and uPVC double glazed window and door.

KITCHEN

12'0 x 6'8 (3.71m x 2.05m) having range of units comprising single drainer stainless steel sink unit with drawer and cupboard under, fitted drawers and cupboard with work surfaces over set within tiled surrounds with eye level cupboards above and **incorporating built in stainless steel finish electric oven with four ring electric hob and concealed and illuminated extractor hood over.** Plumbing for washing machine, coved ceiling, *Dimplex* wall mounted fan heater, vinyl flooring and uPVC double glazed window.



OUTSIDE

SINGLE GARAGE

close by with 'up and over' door and with concrete hard standing in front.

SERVICES

Mains water, electricity and drainage are connected.

TENURE

The property is understood to be Leasehold with Vacant Possession being given upon legal completion.

There is an annual maintenance charge of £516 per annum which is understood to include the Ground Rent, buildings insurance and the electricity for all communal areas, payable in two instalments in June and December.

LOCAL AUTHORITY

Wiltshire Council, Bythesea Road, Trowbridge, BA14 8JN. Telephone 0300 456 0100

COUNCIL TAX

Band 'A'

VIEWING

Strictly by previous appointment through the selling agents

DIRECTIONS

From the junction of Bank Street and High Street in the centre of Melksham turn into Lowbourne (A3102 to Calne) and continue on around into Sandridge Road. Turn right (past The Co-op supermarket), past Tower Road and then immediately right into the rear of Tower Road where the garage is the first on the left. Continue on foot and take the pathway to the rear of the property.



Alternatively, turn into Tower Road and park on the left hand side by the green. Continue on foot through the green and the main entrance to the flat will be found to the left.



These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract

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