



18 The Point, Compass Hill, TAUNTON, TA1 4AG  
£87,500

**GIBBINS RICHARDS**   
Making home moves happen

**One bedroom town centre first floor apartment finished to a high specification. Energy rating : B-86**

**THE PROPERTY**

**Description** This first floor apartment is conveniently located for the town centre and is finished to a high specification with spacious open plan living room and well fitted kitchen with built-in oven and hob, double bedroom and modern white fitted bathroom with shower attachment to bath. The apartment benefits from gas central heating and double glazing. Polished chrome door furniture to good quality doors throughout. Energy Performance Rating B

**Measurements** Living Room 6.5 x 3.0 Bedroom 3.6 x 2.7 Bath 2.1 x 1.9

**Energy Performance Certificate**

<p>18 The Point Compass Hill TAUNTON TA1 4AG</p>	<p>Dwelling type: Top floor flat Date of assessment: 18 March 2009 Date of certificate: 21 March 2009 Reference number: 0550-2898-6874-0391-7911 Total floor area: 38 m<sup>2</sup></p>	
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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 (CO<sub>2</sub>) emissions.

**Energy Efficiency Rating**

Very energy efficient - lower running costs

(92 plus) A  
(81 - 91) B  
(69 - 80) C  
(54 - 68) D  
(39 - 54) E  
(21 - 38) F  
(1 - 20) G

Not energy efficient - higher running costs

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 (CO<sub>2</sub>) Rating**

Very environmentally friendly - lower CO<sub>2</sub> emissions

(92 plus) A  
(81 - 91) B  
(69 - 80) C  
(54 - 68) D  
(39 - 54) E  
(21 - 38) F  
(1 - 20) G

Not environmentally friendly - higher CO<sub>2</sub> emissions

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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	138 kWh/m <sup>2</sup> per year	132 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	0.9 tonnes per year	0.8 tonnes per year
Lighting	£29 per year	£20 per year
Heating	£154 per year	£155 per year
Hot water	£60 per year	£60 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase 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.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

The Property Misdescriptions Act 1991  
 These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

The Data Protection Act 1998  
 Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, and/or the Property Sharing Expert agent for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

Consumer Protection from Unfair Trading Regulations 2008.  
 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the

availability of any property and make an appointment to view before embarking on any journey to see a property.

