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Cooper Street, Malvern, WR14
£270,000, Freehold

An impressive and immaculate modern style detached family house in the sought after area of the recent Malvern Vale Development. The development was constructed in 2012 and stands in a very attractive position with views from the front of the property over Worcestershire and the Severn Valley and with views to the Malvern Hills at the rear of the property. This desirable property has a good sized garden with the benefit of a spacious light and airy Edwardian conservatory equipped with under-floor heating and allowing for year- round enjoyment and offering breath-taking views towards the magnificent Malvern Hills.

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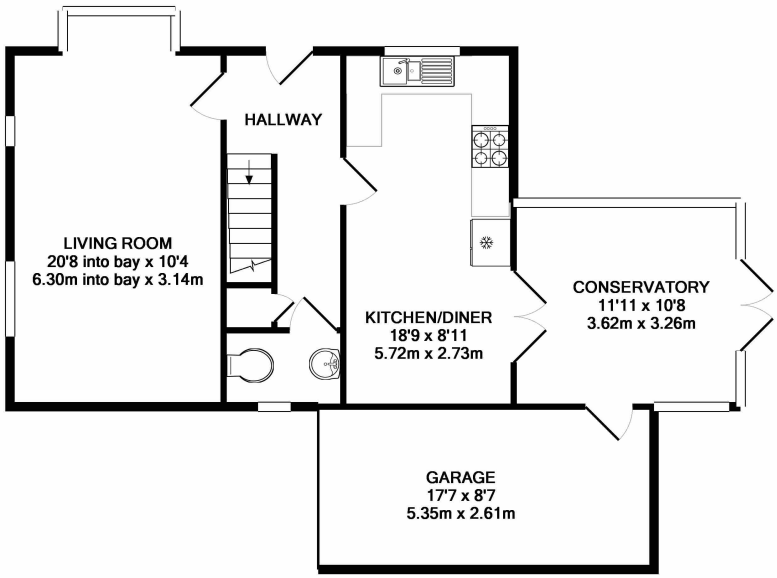
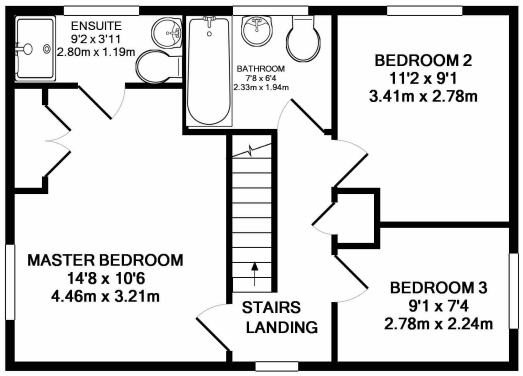


GROUND FLOOR



1ST FLOOR

Long Description

An impressive and immaculate modern style detached family house in the sought after area of the recent Malvern Vale Development. The development was constructed in 2012 and stands in a very attractive position with views from the front of the property over Worcestershire and the Severn Valley and with views to the Malvern Hills at the rear of the property. This desirable property has a good sized garden with the benefit of a spacious light and airy Edwardian conservatory equipped with under-floor heating and allowing for year- round enjoyment and offering breath-taking views towards the magnificent Malvern Hills.

The town of Malvern offers a wide choice of amenities including Newlands Retail Park (including Marks and Spencer store, and other well known retailers); the renowned Malvern Priory and the acclaimed Malvern theatre are also within easy reach. There are renowned public and preparatory schools, such as Malvern College and Malvern St James public school in the locality. There is a new primary school due to open Sept 2017 in the Malvern Vale development. There is also a local community centre and children's play park.

Shopping facilities include a nearby Sainsbury's Local, along with major supermarkets such as Waitrose and Morrisons. There is a wide choice of restaurants offering local and continental cuisine within the Malvern area.

Transportation links include Malvern railway Station approx. a mile away. There is also a regular local bus service operating in the area.

Perched below the Malvern Hills with its stunning and far reaching views, it offers wonderful rambling and walking opportunities.

The approach to the property is via a pathway with steps leading up to the front of the property between a small low maintenance front garden with shrubs and plants and to an open storm porch with outside lighting and a useful outside tap. There is also gated side access to the rear of the property.

We enter the property through a front composite uPVC double glazed entrance door with small double glazed inset window with obscure glass into;

Hallway 1.91m x 4.46m
A spacious reception hallway, with open wooden spindled bannister staircase to first floor with a under stairs storage cupboard, painted walls, telephone/internet points, smoke alarm, two pendant ceiling points, wall mounted radiator with radiator cover, room thermostat, fully fitted carpeted flooring, and doors to;

Downstairs Cloakroom 1.91m x 1.15m
Two piece cloakroom suite in white, consisting of low level closed coupled WC and pedestal hand wash basin, ceramic splash back tiles, painted walls, ceiling point, fully fitted carpeted flooring, electricity consumer unit, wall mounted radiator with thermostatic valve, white uPVC double glazed window with obscure glass overlooking rear aspect

Living room 3.14m X 6.30m into bay
Three sided large uPVC double glazed bay window with mock Georgian bars overlooking the front aspect and allowing plenty of natural light and views across Worcester and Severn Valley, painted walls two pendant ceiling points, two white uPVC double glazed windows overlooking the side aspect, two radiators with thermostatic valves, fully fitted carpeted flooring

Kitchen/Diner 2.73m x 5.72m
Two ceiling points, fully fitted kitchen base and wall units in a modern shaker style in white with contrasting silver coloured handles and with contrasting granite effect work surfaces and matching upstands, space for American style fridge freezer, Zanussi built in gas hob, Zanussi overhead canopy cooker hood, with matching stainless steel splashback, built-in integrated dishwasher, built-in integrated washing machine, stainless steel one and half bowl inset sink with swan neck mixer tap, numerous other base and wall units allowing plenty of storage space, painted walls, wall mounted

radiator with thermostatic valve, white double glazed uPVC window with mock Georgian bars overlooking the front aspect and uPVC French doors outward opening to the conservatory.

Conservatory 3.62m x 3.26m
A spacious Edwardian style uPVC conservatory built on dwarf walls with plastered finish and painted walls, double glazed glass roof, high gloss ceramic tiled floor with underfloor heating allowing year round use. Wall mounted thermostatic control for underfloor heating, two wall lights, door leading to integral garage and outward opening French doors leading to rear patio area and garden. The conservatory has magnificent views to the Malvern Hills and allows for cosy entertaining all year round

Stairs to first floor
Carpet stairs, painted walls, leading to

Landing 1.93m x 3.70m
Spacious landing area, smoke alarm, pendant ceiling point, fully fitted carpet, painted walls, wall mounted radiator with thermostatic valve, uPVC double glazed window overlooking the rear aspect and views to Malvern Hills, loft hatch to allow loft access, door to airing cupboard incorporating hot water cylinder with thermostatic control and doors leading to;

Master Bedroom 4.46m X 3.21m
White uPVC double glazed window with mock Georgian bars overlooking the side aspect, ceiling point, wall mounted radiator with thermostatic valve, painted walls and fully fitted carpet flooring, built-in wardrobe with double doors and with hanging rails and shelving, and a door leading to;

En-Suite 1.19m X 2.80m
White uPVC double glazed window with mock Georgian bars and obscure glass, ceiling point, painted walls, extractor fan, ceramic splash back tiles, vinyl flooring, wall mounted radiator with thermostatic valve, two piece bathroom suite consisting of white low level closed couple WC, white pedestal hand wash basin set and mixer tap, walk in shower cubicle with sliding door with shower tray and Mira “Coda” mixer shower.

Bedroom (2) 3.41m X 2.78m
White uPVC double glazed window with mock Georgian bars overlooking the front aspect with views across the Severn Valley, fully fitted carpeted flooring, painted walls, wall mounted radiator with thermostatic valve, pendant ceiling.

Bedroom (3) 2.24m X 2.78m
White uPVC double glazed window overlooking rear garden and Malvern Hills, fully fitted carpet floor, painted walls, wall mounted radiator with thermostatic valve, ceiling point.

Bathroom 1.94m X 2.33m
White uPVC double glazed window with mock Georgian bars and obscure glass overlooking front aspect, painted walls, ceramic splash back tiled walls, ceiling point, , three piece bathroom suite consisting of white panel bath with mixer tap shower attachment, glass over-bath shower screen, white low level closed couple WC, white pedestal hand wash basin set into a storage vanity unit, wall mounted mirror, wall mounted radiator with thermostatic valve, extractor fan, shaver point and vinyl flooring.

Outside
Front
Block paved walkway leads to steps up to property. The rear side elevation is access to the tarmacadam driveway suitable for off road parking and leading to the garage with up and over door. There is a small attractive lawn with shrubs and plants, along with steps lead up to the front entrance door. There is also a useful outside tap at the front of the property and outside lighting.

Rear
Very attractive and spacious garden with landscaped large patio seating area, views to the Malvern Hills, an array of landscaped shrubs, plants and raised flower beds, with steps from patio to a spacious lawn area, wooden trellised seat, and the garden is fully enclosed by wooden fencing. There is also a side access gate along with outside lighting and electrics and outside tap.

The property benefits from gas fired central heating, double glazed throughout

The area is in a superfast broadband network and has ample power points situated throughout this desirable home

General Information

Whilst we do our best to produce fair, accurate and reliable sales particulars, they are only a general guide to the property. If there are any points which are of particular importance to you, please contact our head office and we will be pleased to provide you with any further information, especially if you are planning to travel to visit the property.

Energy Performance Certificate: Full EPC reports are available from EstatesDirect.com Ltd upon request.

Measurements: All quoted room sizes are approximate and intended for general guidance. You are advised to verify all measurements of the property carefully.

Tenure: We understand the property is offered for sale FREEHOLD.

Fixtures and Fittings: All items not specifically mentioned within these details are to be excluded from the sale.

Services: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these or any equipment in the property.

Lettings: If you would like to let your property out, or alternatively rent a property from us, contact our head office on 08456 31 31 31 to discuss your requirements.

EstatesDirect.com Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

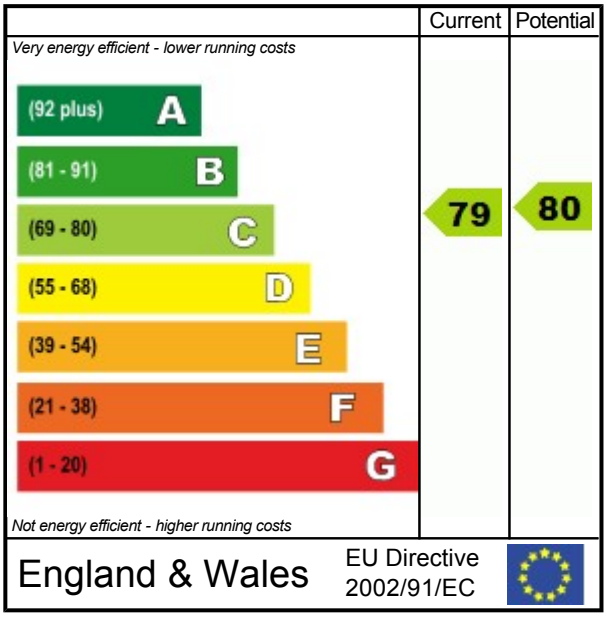
Energy Performance Certificate

27, Cooper Street
MALVERN
WR14 1FL

Dwelling type:	Detached house
Date of assessment:	12 August 2011
Date of certificate:	12 August 2011
Reference number:	0887-3892-6087-9299-7221
Type of assessment:	SAP, new dwelling
Total floor area:	93 m²

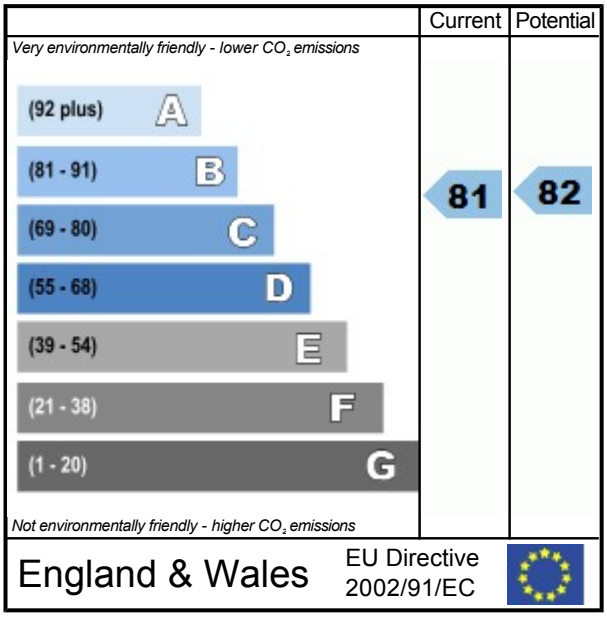
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO_2) emissions.

Energy Efficiency Rating



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_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) 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	113 kWh/m² per year	106 kWh/m² per year
Carbon dioxide emissions	2.0 tonnes per year	1.9 tonnes per year
Lighting	£81 per year	£48 per year
Heating	£311 per year	£316 per year
Hot water	£90 per year	£90 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.

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**

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by the NHER Accreditation Scheme, to a scheme authorised by the Government. This certificate was produced using the SAP 2009 assessment methodology and has been produced under the Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 as amended. A copy of the certificate has been lodged on a national register.

Assessor's accreditation number:	NHER003540
Assessor's name:	Mr Don Howard
Company name/trading name:	Energist UK Ltd
Address:	Energist House, Kemble Enterprise Park, Kemble Airfield, Gloucestershire, GL7 6BQ
Phone number:	08458 386 387
Fax number:	
E-mail address:	cs@energistuk.co.uk
Related party disclosure:	No related party

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are as above. You can get contact details of the accreditation scheme from their website at www.nesltd.co.uk together with details of their procedures for confirming authenticity of a certificate and for making a complaint.

About the building's performance ratings

The ratings on the certificate provide a measure of the building's overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used. The average Energy Efficiency Rating for a dwelling in England and Wales is band E (rating 50).

Not all buildings are used in the same way, so energy ratings use 'standard occupancy' assumptions which may be different from the specific way you use your home. Different methods of calculation are used for homes and for other buildings. Details can be found at www.communities.gov.uk/epbd.

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings on the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple everyday measures that will save money, improve comfort and reduce the impact on the environment. Some examples are given at the end of this report.

Visit the Department for Communities and Local Government website at www.communities.gov.uk/epbd to:

- Find how to confirm the authenticity of an energy performance certificate
- Find how to make a complaint about a certificate or the assessor who produced it
- Learn more about the national register where this certificate has been lodged - the Department is the controller of the data on the register for Data Protection Act 1998 purposes
- Learn more about energy efficiency and reducing energy consumption

Recommendations

The measures below are cost effective. The performance ratings after improvement listed below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table. The indicative costs are representative for most properties but may not apply in a particular case.

Lower cost measures	Indicative cost	Typical savings per year	Ratings after improvement	
			Energy efficiency	Environmental impact
1 Low energy lighting for all fixed outlets	£23	£29	C 80	B 82
Total		£29		
Potential energy efficiency rating			**C 80**	
Potential environmental impact (CO_2) rating				**B 82**

Further measures to achieve even higher standards

The further measures listed below should be considered in addition to those already specified if aiming for the highest possible standards for this home. However you should check the conditions in any covenants, planning conditions, warranties or sale contracts. The indicative costs are representative for most properties but may not apply in a particular case.

2 Solar water heating	£4,000 - £6,000	£35	B 82	B 84
3 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£214	B 91	A 93
Enhanced energy efficiency rating			**B 91**	
Enhanced environmental impact (CO_2) rating				**A 93**

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by a reduction in carbon dioxide (CO_2) emissions.

Summary of this home's energy performance related features

The following is an assessment of the key individual elements that have an impact on this home's performance rating. Each element is assessed by the national calculation methodology; 1 star means least efficient and 5 stars means most efficient.

Element	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.30 W/m²K	★★★★☆	★★★★☆
Roof	Average thermal transmittance 0.15 W/m²K	★★★★★	★★★★★
Floor	Average thermal transmittance 0.20 W/m²K	★★★★★	★★★★★
Windows	High performance glazing	★★★★★	★★★★★
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	None	-	-
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Low energy lighting in 31% of fixed outlets	★★★☆☆	★★★☆☆
Air tightness	Air permeability 7.0 m³/h.m² (assessed average)	★★★☆☆	★★★☆☆
Current energy efficiency rating		**C 79**	
Current environmental impact (CO_2) rating			**B 81**

Thermal transmittance is a measure of the rate of heat loss through a building element; the lower the value the better the energy performance.
Air permeability is a measure of the air tightness of a building; the lower the value the better the air tightness.

Low and zero carbon energy sources

None

About the cost effective measures to improve this home's performance ratings

Lower cost measures

These measures are relatively inexpensive to install and are worth tackling first. The indicative costs of measures included earlier in this EPC include the costs of professional installation in most cases. Some of the cost effective measures below may be installed as DIY projects which will reduce the cost. DIY is not always straightforward, and sometimes there are health and safety risks, so take advice before carrying out DIY improvements.

1 Low energy lighting

Low energy light bulbs last up to 12 times longer than ordinary ones and reduce lighting costs.

About the further measures to achieve even higher standards

Further measures that could deliver even higher standards for this home. You should check the conditions in any covenants, planning conditions, warranties or sale contracts before undertaking any of these measures. If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

2 Solar water heating

A solar water heating panel uses the sun to pre-heat the hot water supply, significantly reducing demand on the heating system to provide hot water and hence save fuel and money. You could be eligible for Renewable Heat Incentive payments which could appreciably increase the savings beyond those shown on your EPC, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

3 Solar photovoltaic (PV) panels

A solar PV system converts light directly into electricity via panels placed on the roof and can be used throughout the home. Building Regulations apply to this work and planning restrictions may apply. You could be eligible for a Feed-in Tariff which could appreciably increase the savings beyond those shown on your EPC, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

What can I do today?

Actions that will save money and reduce the impact of your home on the environment include:

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and CO_2 emissions. The papers you are given by the builder and the warranty provider will help you in this.
- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
- Make sure your hot water is not too hot - a cylinder thermostat need not normally be higher than 60°C.
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.
- Close your curtains at night to reduce heat escaping through the windows.
- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme.