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G M Thomson & Co

CHARTERED SURVEYORS, VALUERS, LAND AND ESTATE AGENTS

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18 DREW AVENUE, NEWTON STEWART, DG8 6LE



A mid terraced 2 storey house fronting onto Drew Avenue. The property is on the edge of Newton Stewart and convenient for all facilities available within the town. Double glazed and electric space heating throughout. Easily maintained garden to the front and rear.

- KITCHEN
- LIVING ROOM / DINING ROOM
- 3 BEDROOMS
- SHOWER ROOM
- WC APARTMENT
- DOUBLE GLAZING THROUGHOUT
- GOOD SIZED AREA OF GARDEN GROUND

OFFERS OVER £80,000

Regulated by RICS



OTHER OFFICES AT DUMFRIES AND CASTLE DOUGLAS



DESCRIPTION

The house is a semi detached linked house located within Drew Avenue. It has undergone some modernisation and provides an easily managed house which would be ideal for a first time buyer.

DIRECTIONS

From Dashwood Square in the centre of Newton Stewart, head along Queen Street then turn right at the Auction Mart onto Station Road, continue up Station Road taking the third turning on the right in St Couan's Road then take the next right.

ACCOMMODATION**HALLWAY**

2 cupboards, one with electric meter. Smoke alarm. Telephone point. Pendant light fitting. Carpet. Stairs to first floor.

LIVING/DINING ROOM (4.31m x 3.17m & 2.50m x 3.18m approx)

Double glazed window. Storage heater. Telephone point. 5 power points. Pendant light fitting. Carpet.

WC APARTMENT

Double glazed window. Fitted with WC and wash hand basin. Pendant light fitting. Vinyl floor covering.

KITCHEN (3.34m x 2.85m approx)

Double glazed window. Fitted with range of wall and base units, electric cooker, washing machine, fridge freezer. 5 power points. Vinyl floor covering.

FIRST FLOOR**LANDING**

Smoke alarm, pendant light, storage heater and cpd. Carpet.

BEDROOM 1 Front left (2.47m x 2.26m approx)

Double glazed window. Panel radiator. Built in cupboard / wardrobe. Pendant light fitting. 2 power points. Carpet.

BEDROOM 2 Front right (3.55m x 2.67m approx)

Double glazed window. Panel radiator. Built-in wardrobes. Pendant light fitting. 2 power points. Carpet.

BEDROOM 3 Rear (3.05m x 3.30m approx)

Double glazed window. Panel radiator. Built in wardrobes. Pendant light fitting. 2 power points. Carpet.

SHOWER ROOM

Fitted with shower tray with electric shower, WC and wash hand basin, walls tiled and fan heater. Vinyl floor covering.

OUTSIDE

The property has an area of lawn and flower borders to the front of the property with a gravelled enclosed garden to the rear. This is partially paved to the immediate rear of the house with a gravel drying area beyond. It is all enclosed with a post and rail fence with communal car parking beyond.

SERVICES

Mains electric, water and drainage are connected.

COUNCIL TAX

18 Drew Avenue has been assessed for Council Tax purposes as Band B.

**POSTCODE**

DG8 6LE

OFFERS

Offers over £80,000 are invited and should be submitted in Scottish legal form to the sole selling agents.

VIEWING

Viewing is strictly by appointment with the Selling Agents, G M Thomson & Co, 10 Victoria Street, Newton Stewart. Tel: 01671 402887.

ENTRY

Entry is by negotiation

CLOSING DATE

It is possible that a closing date may be set for the receipt of offers and all interested parties are urged to indicate their interest to the selling agents so that they may be informed should a Closing Date be set. It should however be pointed out that the seller reserves the right to sell the property without the setting of a Closing Date.

PARTICULARS

These particulars were prepared on the 28th August 2012 and have been carefully compiled and are believed to be correct. Any error or omission however shall not annul the sale nor in any event give ground for action at Law. Where dimensions are shown, these are approximately only.

Messrs. G.M. Thomson for themselves and for vendors or lessors of this property whose agents they are give notice that:

1 These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of an offer or contract;

2 All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

3 No person in the employment of Messrs. G.M. Thomson has any authority to make or give any representation or warrant whatever in relation to this property.

4 These particulars do not and shall not form part of any contract of sale.

5 Neither these particulars nor any communications by G.M. Thomson on behalf of the sellers relative to the sale of this property or any part thereof shall be binding upon the sellers (whether acted on or otherwise) unless the same is either incorporated within a written document signed by the sellers or on their behalf and are tested in conformity with section 3 of the Requirement of Writing (Scotland) Act 1995 or granted in pursuance of any such document."

6 Included systems and appliances are un-tested and sold as seen and no warranty is given. Prospective purchasers should make their own investigations and enquiries.

7 The photographs used are for the purpose of illustration and demonstrate only the surroundings. They are not, therefore, to be taken as an accurate indication of the extent of the property. Also it should not be assumed that the photographs are taken within the boundaries of the property or show what is included in the sale.

Address of dwelling and other details

18 DREW AVENUE
NEWTON STEWART
DG8 6LE

Dwelling type: Mid-terrace house
Name of approved organisation: Elmhurst Energy Systems Ltd
Membership number: EES/008494
Date of certificate: 31 July 2012
Reference number: 8512-7023-9100-0959-6976
Type of assessment: RdSAP, existing dwelling
Total floor area: 87 m²
Main type of heating and fuel: Electric storage heaters

This dwelling's performance ratings

This dwelling has been assessed using the RdSAP 2009 methodology. Its 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. CO₂ is a greenhouse gas that contributes to climate change.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	39
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Scotland	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.

Approximate current energy use per square metre of floor area: 424 kWh/m²per year

Approximate current CO₂ emissions: 75 kg/m²per year

Cost effective improvements

Below is a list of lower cost measures that will raise the energy performance of the dwelling to the potential indicated in the tables above. Higher cost measures could also be considered and these are recommended in the attached energy report.

Not Applicable

A full energy report is appended to this certificate



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.

Information from this EPC may be given to the Energy Saving Trust to provide advice to householders on financial help available to improve home energy efficiency.

Energy Report



The Energy Performance Certificate and Energy Report for this dwelling were produced following an energy assessment undertaken by a member of Elmhurst Energy Systems Ltd. This is an organisation which has been approved by the Scottish Ministers. The certificate has been produced under the Building (Scotland) Amendment Regulations 2006 and a copy of the certificate and this energy report have been lodged on a national register.

Assessor's name: Mr. Ross Welsh
Company name/trading name: Whyte & Barrie
Address: 15 Glasgow Street Dumfries DG2 9AF
Phone number: 01387 262026
Fax number: 01355 239062
E-mail address: ross.welsh@wbcs.co.uk
Related party disclosure: No related party

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	424 kWh/m ² per year	424 kWh/m ² per year
Carbon dioxide emissions	6.5 tonnes per year	6.5 tonnes per year
Lighting	£62 per year	£62 per year
Heating	£712 per year	£712 per year
Hot water	£131 per year	£131 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.

About the building's performance ratings

The ratings on the certificate provide a measure of the buildings 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.

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.

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 in 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.

Summary of this home's energy performance related features

The table below gives an assessment of the key individual elements that have an impact on this home's energy and environmental performance. Each element is assessed by the national calculation methodology; 1 star = very poor (least efficient), 2 stars = poor, 3 stars = average, 4 stars = good and 5 stars = very good (most efficient). The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction

Element	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Cavity wall, filled cavity	★★★★☆	★★★★☆
Roof	Pitched, 250 mm loft insulation	★★★★☆	★★★★☆
Floor	Suspended, no insulation (assumed)	—	—
Windows	Fully double glazed	★★★☆☆	★★★☆☆
Main heating	Electric storage heaters	★★★☆☆	★★☆☆☆
Main heating controls	Manual charge control	★★☆☆☆	★★☆☆☆
Secondary heating	Room heaters, electric	—	—
Hot water	Electric immersion, off-peak	★★★☆☆	★★☆☆☆
Lighting	Low energy lighting in 80% of fixed outlets	★★★★★	★★★★★
Current energy efficiency rating		D 61	
Current environmental impact (CO₂) rating		E 39	

Low and zero carbon energy sources

These are sources of energy (producing or providing electricity or hot water) which emit little or no carbon dioxide into the atmosphere. There are none applicable to this home.

Recommended measures to improve this homes energy performance

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. However you should check the conditions in any covenants, warranties or sale contracts, and whether any legal permissions are required such as a building warrant, planning consent or listed building restrictions. The indicative costs are representative for most properties but may not apply in a particular case.

Higher cost measures	Indicative Cost	Typical savings per year	Ratings after improvement	
			Energy Efficiency	Environmental Impact
1 Fan-assisted storage heaters	£1,000 - £2,500	£104	D 65	E 42
Total		£104		

Potential energy efficiency rating **D 65**

Potential environmental impact (CO₂) rating **E 42**

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. Some of these measures may be cost-effective when other building work is being carried out such as an alteration, extension or repair. Also they may become cost-effective in the future depending on changes in technology costs and fuel prices. However you should check the conditions in any covenants, warranties or sale contracts, and whether any legal permissions are required such as a building warrant, planning consent or listed building restrictions. The indicative costs are representative for most properties but may not apply in a particular case.

	Indicative Cost	Typical savings per year	Ratings after improvement	
			Energy Efficiency	Environmental Impact
2 Solar water heating	£4,000 - £6,000	£38	D 67	E 45
3 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£231	C 77	E 53

Enhanced energy efficiency rating **C 77**

Enhanced environmental impact (CO₂) rating **E 53**

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, usually fixed to the roof, uses the sun to pre-heat the hot water supply. This will significantly reduce the demand on the heating system to provide hot water and hence save fuel and money. Building regulations may apply to this work. 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 is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Planning restrictions may apply in certain neighbourhoods and you should check this with the local authority. Building regulations may apply to this work, so it is best to obtain advice from your local authority building standards department and from a suitably qualified electrician. The assessment does not include the effect of any Feed-in Tariff which could appreciably increase the savings that are shown on this EPC for solar photovoltaic panels, 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 CO₂ emissions.
- If you have a conservatory or sunroom, avoid heating it in order to use it in cold weather and close doors between the conservatory and dwelling.
- 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. Minimise the use of tumble dryers and dry clothes outdoors where possible.
- Check the draught-proofing of windows and replace it if appropriate.
- If you have unused open chimneys consider blocking them off (making provision for a ventilation opening and a cowl on top of the chimney to avoid dampness).

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.