



3B Village Road, Marldon, Paignton, Devon, TQ3 1SJ

Monthly Rental Of £425

REF: DBN4897



WOODS

BRYCE BAKER

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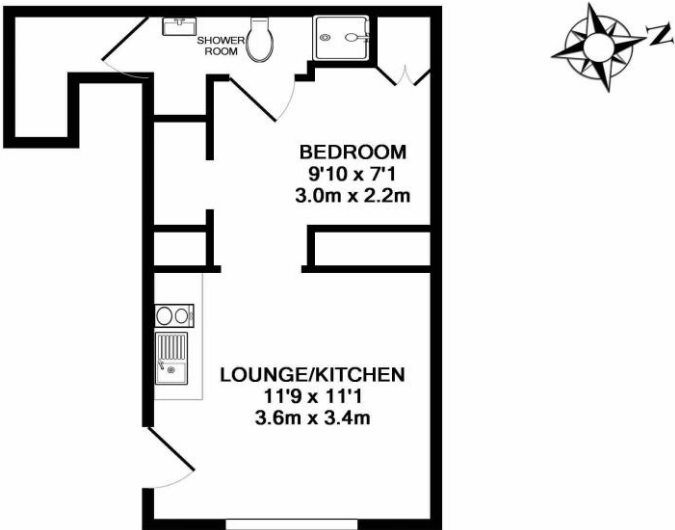
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3B Village Road, Marldon, Paignton, Devon, TQ3 1SJ

Spacious One Bedroom Ground Floor Studio * Good Size Lounge/ Kitchen with Built in Fridge/ Freezer and Electric Hob * Double Bedroom with Built in Wardrobe * Modern Shower Room * Electric Heating * Double Glazing * Utility Room * Recently Refurbished Throughout * EPC D (Council Tax A) (Deposit Requested £588) Available Now * Tenant Fees Apply



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Energy Performance Certificate

HM Government

3b Fernlea Terrace, Village Road, Marldon, PAIGNTON, TQ3 1SJ

Dwelling type: Ground-floor flat

Date of assessment: 07 October 2017

Date of certificate: 07 November 2017

Reference number: 0138-9951-7280-5543-4954

Type of assessment: RdSAP, existing dwelling

Total floor area: 27 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 1,668

Over 3 years you could save

£ 537

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 66 over 3 years	£ 75 over 3 years	
Heating	£ 1,200 over 3 years	£ 612 over 3 years	
Hot Water	£ 402 over 3 years	£ 444 over 3 years	
Totals	£ 1,668	£ 1,131	You could save £ 537 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

Current: 68

Potential: 72

Not energy efficient - higher running costs

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 60	
2 Draught proofing	£80 - £120	£ 48	
3 High heat retention storage heaters	£400 - £600	£ 432	

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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