

254a, Torquay Road, Preston, Paignton, Devon, TQ3 2EZ

Monthly Rental Of £630

REF: DBN1906



WOODS

BRYCE BAKER

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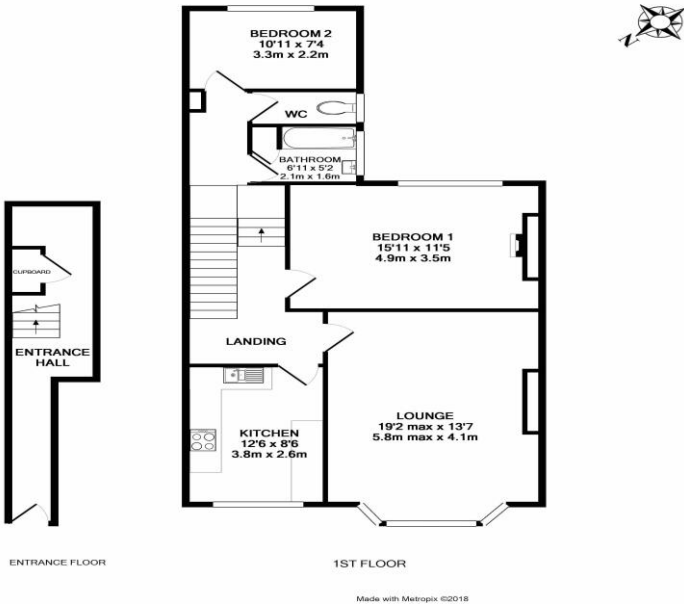
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Two Bedroom First Floor Flat * Good Size Lounge * Modern Kitchen with Built in Oven and Hob * Space for Appliances * One Large Double Bedroom and One Good Size Single Bedroom * Modern Bathroom with Electric Shower over Bath and Separate Toilet * Gas Central Heating * Partly Double Glazed * Recently Refurbished Throughout * Close to Local Shops, Preston Sands and Bus Routes * EPC D (Council Tax B) (Deposit Requested £948) Available Now * Tenant Fees Apply



Energy Performance Certificate

HM Government

254a, Torquay Road, PAIGNTON, TQ3 2EZ

Dwelling type: Top-floor flat

Date of assessment: 09 January 2018

Date of certificate: 09 January 2018

Reference number: 8558-7729-5630-1671-2906

Type of assessment: RdSAP, existing dwelling

Total floor area: 88 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:

Over 3 years you could save

£ 2,985

£ 1,161

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 180 over 3 years	£ 183 over 3 years	
Heating	£ 2,538 over 3 years	£ 1,374 over 3 years	
Hot Water	£ 267 over 3 years	£ 267 over 3 years	
Totals	£ 2,985	£ 1,824	You could save £ 1,161 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

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current

57

Potential

73

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 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 927	
2 Cavity wall insulation	£500 - £1,500	£ 150	
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 84	

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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