



13 Thatcher Avenue, Torquay, Devon, TQ1 2PD

Monthly Rental Of
£1,995

REF: DBN4944



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Four Bedroom Detached Chalet Bungalow * Large Lounge with Open Sea Views * Dining Room * Kitchen with Built in Double Oven and Hob * Integral Dishwasher and Space for Appliances * Four Double Bedrooms, Two Bedrooms with En-Suite Shower Room and Bathroom, Master Bedroom with Walk in Wardrobe * Family Bathroom with Shower over Bath * Gas Central Heating * Double Glazing * Utility Room * Off Road Parking * Double Garage * Front And Rear Gardens Mainly Laid to Lawn with Paved Area * Sought After Location * Stunning Sea views * EPC E (Council Tax G) (Deposit Requested £2762) Available Now * Tenant Fees Apply



Energy Performance Certificate HM Government

13, Thatcher Avenue, TORQUAY, TQ1 2PD
 Dwelling type: Detached bungalow
 Date of assessment: 09 December 2017
 Date of certificate: 11 December 2017
 Reference number: 8043-7422-5609-1561-4906
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 177 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:	£ 5,166
Over 3 years you could save	£ 1,785

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 432 over 3 years	£ 267 over 3 years	
Heating	£ 4,302 over 3 years	£ 2,856 over 3 years	
Hot Water	£ 432 over 3 years	£ 258 over 3 years	
Totals	£ 5,166	£ 3,381	You could save £ 1,785 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

Your energy efficient - lower running costs

92-100 (A)	85-91 (B)	79-84 (C)	73-78 (D)	67-72 (E)	61-66 (F)	55-60 (G)
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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.

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Room-in-roof insulation	£1,500 - £2,700	£ 885	Yes
2. Cavity wall insulation	£500 - £1,500	£ 342	Yes
3. Floor insulation (solid floor)	£4,000 - £6,000	£ 270	Yes

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-practicalcalculator 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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