



# 34 Wills Avenue, Preston, Paignton, Devon, TQ3 2RG

Monthly Rental Of £795  
REF: DBN1721



# WOODS

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# 34 Wills Avenue, Preston, Paignton, Devon, TQ3 2RG

**Three Bedroom Semi Detached House \* Good Size Lounge \* Dining Room \* Fitted Kitchen with Built in Oven and Hob \* Space for Appliances \* Two Double Bedrooms and One Good Size Single Bedroom \* Modern Bathroom with Shower over Bath and Separate Toilet \* Gas Central Heating \* Double Glazing \* Recently Refurbished \* Large Rear Garden Mainly Laid to Lawn with Paved Area \* Front Garden \* Off Road Parking \* Close to Local Amenities, Bus Routes and Preston Sands \* EPC D (Council Tax C) (Deposit Requested £1176) Available Now \* Tenant Fees Apply**



**Energy Performance Certificate**

34, Wills Avenue  
PAIGNTON  
TQ3 2RG

Dwelling type: Semi-detached house  
Date of assessment: 16 October 2008  
Date of certificate: 16 October 2008  
Reference number: 9468-7317-6220-5926-6084  
Total floor area: 86 m<sup>2</sup>

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Below average	D		
Needs improvement	E		
Low energy efficiency - higher running costs	F		
Very low energy efficiency - higher running costs	G		
		D	F

England & Wales 2009/10 EPC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
Environmentally friendly	B		
Decent	C		
Below average	D		
Needs improvement	E		
Low environmental impact - higher CO <sub>2</sub> emissions	F		
Very low environmental impact - higher CO <sub>2</sub> emissions	G		
		55	73

England & Wales 2009/10 EPC

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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home		
	Current	Potential
Energy use	304 kWh/m <sup>2</sup> per year	186 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.4 tonnes per year	2.7 tonnes per year
Lighting	£78 per year	£39 per year
Heating	£32 per year	£34 per year
Hot water	£32 per year	£30 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.  
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/myhome](http://www.energysavingtrust.org.uk/myhome)

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor References to the Tenure of a Property are based on information supplied by the Seller. The Agents has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in photographs are no included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**DATA PROTECTION ACT 1998** Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the TEAM Association Consortium Company of which it is a member and TEAM Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes please notify your estate agent

