



# 18 Cecil Road, Paignton, Devon, TQ3 2SQ

Monthly Rental Of £950  
REF: DBN4158



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# 18 Cecil Road, Paignton, Devon, TQ3 2SQ

**Spacious Three Bedroom Detached House \* Two Reception Rooms \* Dining Area \* Kitchen with Built in Double Oven and Hob \* Space for Appliances \* Downstairs Cloakroom \* Three Double Bedrooms \* Family Bathroom with Shower over Bath \* Gas Central Heating \* Double Glazing \* Private Courtyard Garden at Rear \* Separate Sun Room/ Work Room \* Garage \* Off Street Parking for Two/Three Vehicles \* EPC E (Council Tax D) (Deposit Requested £1315) Available 8th November 2016 \* Tenant Fees Apply**



Spacious Three Bedroom Detached House \* Two Reception Rooms \* Dining Area \* Kitchen with Built in Double Oven and Hob \* Downstairs Cloakroom \* Three Double Bedrooms \* Family Bathroom with Shower over Bath \* Gas Central Heating and Double Glazing \* Private Courtyard Garden at Rear \* Off Street Parking for Two/Three Vehicles

**Energy Performance Certificate**

18, Cecil Road, PAIGNTON, TQ3 2SQ

Dwelling type: Detached house  
 Date of assessment: 22 February 2016  
 Date of certificate: 23 February 2016

Reference number: 8756-7722-4460-8213-3926  
 Type of assessment: RUSAF: existing dwelling  
 Total floor area: 107 m<sup>2</sup>

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: | £ 3,864 |
| Over 3 years you could save                     | £ 1,281 |

| Estimated energy costs of this home |                      |                      |                                     |
|-------------------------------------|----------------------|----------------------|-------------------------------------|
|                                     | Current costs        | Potential costs      | Potential future savings            |
| Lighting                            | £ 195 over 3 years   | £ 195 over 3 years   |                                     |
| Heating                             | £ 3,363 over 3 years | £ 2,190 over 3 years | You could save £ 1,281 over 3 years |
| Hot Water                           | £ 308 over 3 years   | £ 188 over 3 years   |                                     |
| <b>Totals</b>                       | <b>£ 3,864</b>       | <b>£ 2,583</b>       |                                     |

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

**Energy Efficiency Rating**

| Rating      | Current | Potential |
|-------------|---------|-----------|
| A (92 plus) |         |           |
| B (81-91)   |         |           |
| C (69-80)   |         |           |
| D (55-68)   | 53      | 77        |
| E (39-54)   |         |           |
| F (21-38)   |         |           |
| G (1-20)    |         |           |

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).

**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 Cavity wall insulation         | £500 - £1,500   | £ 966                        | ✓                         |
| 2 Floor insulation (solid floor) | £4,000 - £8,000 | £ 207                        | ✓                         |
| 3 Solar water heating            | £4,000 - £6,000 | £ 108                        | ✓                         |

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.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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