



37 Albert Road
Sundorne Shrewsbury Shropshire SY1 4JD

£750 per calendar month

Well presented 3 bedroom house. Living Room with feature fireplace, large Kitchen, family Bathroom with shower, Conservatory, Gardens, off street parking, EPC E. Available from mid October. ZJ&B TENANT INFORMATION: No Pets, No Smokers Tenancies granted subject to contract following satisfactory credit and referencing checks. 1 weeks holding fee applicable to successful applicants.

Deposit: 5 weeks rent and first month's rent payable in advance.

Rent EXCLUDES utilities and council tax. Tenancies granted on a 12 month assured shorthold tenancy unless otherwise agreed.



37 Albert Road, Sundorne, Shrewsbury, Shropshire, SY1 4JD

- Entrance Hall
- Living Room
- Kitchen/Dining Room
- Conservatory
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Family Bathroom
- Driveway
- Garden

Energy Performance Certificate

37, Albert Road, SHREWSBURY, SY1 4JD

Dwelling type:Mid-terrace house

Reference number:0978-2075-8271-4644-7874

Date of assessment:03 September 2014

Type of assessment:RdSAR existing dwelling

Date of certificate:03 September 2014

Total floor area:78 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

£ 3,390

Over 3 years you could save

£ 1,572

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 294 over 3 years	£ 147 over 3 years	
Heating	£ 2,715 over 3 years	£ 1,461 over 3 years	
Hot Water	£ 381 over 3 years	£ 210 over 3 years	
Totals	£ 3,390	£ 1,818	You could save £ 1,572 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

No other A

10-15

16-20

21-25

26-30

31-35

36-40

41-45

46-50

A

B

C

D

E

F

G

Current

Potential

0.0

0.0

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 69).

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 Increase loft insulation to 270 mm	£100 - £300	£ 204	
2 Cavity wall insulation	£300 - £1,500	£ 535	
3 Floor insulation	£800 - £1,200	£ 203	

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

For more information about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-advice/calculator or call 0800 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4