



Zaza Johnson & Bath
Estate Agents

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**1 Red Deer Road
Radbroke Shrewsbury Shropshire SY3 9FB**

£1,250 per calendar month

**This newly built, 4 bedroom family home is tastefully presented throughout and in an excellent location.
The former show home is available to rent NOW.
No Smokers, DSS or Pets.**



1 Red Deer Road, Radbrook, Shrewsbury, Shropshire, SY3 9FB

Entrance Hall

- Living Room 21' 8" x 10' 4" (6.60m x 3.15m)
- Kitchen/Dining Room 21' 8" x 13' 6" (6.60m x 4.11m)
- Utility Room 6' 10" x 5' 11" (2.08m x 1.80m)
- Cloakroom/WC 5' 5" x 5' 1" (1.65m x 1.55m)
- Bedroom 1 12' 8" x 9' 11" (3.86m x 3.02m)
- En Suite 5' 6" x 6' 1" (1.68m x 1.85m)
- Bedroom 2 15' 6" x 8' 9" (4.72m x 2.66m)
- Bedroom 3 11' 7" x 9' 1" (3.53m x 2.77m)
- Bedroom 4 10' 9" x 6' 3" (3.27m x 1.90m)
- Bathroom 6' 1" x 6' 0" (1.85m x 1.83m)

Energy Performance Certificate

1, Red Deer Road, SHREWSBURY, SY3 9FB

Dwelling type: Detached house

Date of assessment: 23 February 2015

Date of certificate: 23 February 2015

Reference number: 0339-3837-7421-9429-3841

Type of assessment: SAP, new dwelling

Total floor area: 112 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

£ 1,458

£ 141

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 201 over 3 years	£ 201 over 3 years	
Heating	£ 942 over 3 years	£ 945 over 3 years	
Hot Water	£ 315 over 3 years	£ 171 over 3 years	
Totals	£ 1,458	£ 1,317	You could save £ 141 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 consoles, and electricity generated by microgeneration.

Energy Efficiency Rating

100 (A+)

95 (A)

90 (B)

85 (C)

80 (D)

75 (E)

70 (F)

65 (G)

60 (H)

55 (I)

50 (J)

45 (K)

40 (L)

35 (M)

30 (N)

25 (O)

20 (P)

15 (Q)

10 (R)

5 (S)

0 (T)

Current

Potential

83

93

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.

Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	-4,000 - -6,000	£ 138
2 Solar photovoltaic panels, 2.5 kWp	-6,000 - -8,000	£ 795

Page 1 of 4

Ground Floor

First Floor

FLOOR PLANS FOR GUIDANCE ONLY