



3B Village Road, Marldon, Paignton, Devon, TQ3 1SJ

Monthly Rental Of £425

REF: DBN4897



WOODS

BRYCE BAKER

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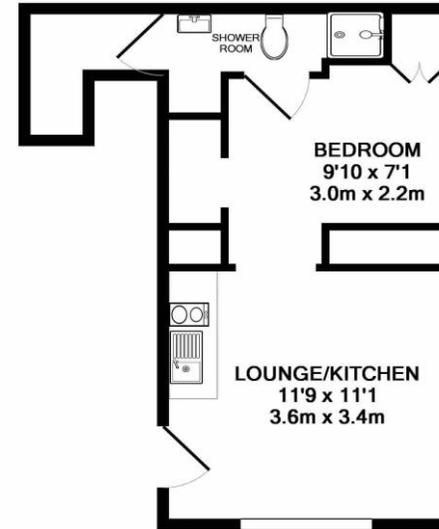
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3B Village Road, Marldon, Paignton, Devon, TQ3 1SJ

Spacious One Bedroom Ground Floor Studio * Good Size Lounge/ Kitchen with Built in Fridge/ Freezer and Electric Hob * Double Bedroom with Built in Wardrobe * Modern Shower Room * Electric Heating * Double Glazing * Utility Room * Recently Refurbished Throughout * EPC D (Council Tax A) (Deposit Requested £588) Available Now * Tenant Fees Apply



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Energy Performance Certificate HM Government

3b Fernlea Terrace, Village Road, Marldon, PAIGNTON, TQ3 1SJ

Dwelling type: Ground-floor flat Reference number: 0138-0951-7280-5543-4954
 Date of assessment: 07 October 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 07 November 2017 Total floor area: 27 m²

Use this document for:
 * 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: | | £ 1,668 |
| Over 3 years you could save: | | £ 537 |

| Estimated energy costs of this home | | Potential costs | Potential future savings |
|-------------------------------------|----------------------|--------------------|--|
| Lighting | £ 66 over 3 years | £ 75 over 3 years | You could save £ 537 over 3 years |
| Heating | £ 1,200 over 3 years | £ 612 over 3 years | |
| Hot Water | £ 402 over 3 years | £ 444 over 3 years | |
| Totals | £ 1,668 | £ 1,131 | |

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

| Current | Potential |
|---------|-----------|
| D | B |

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.

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 Floor insulation (solid floor) | £4,000 - £6,000 | £ 60 | Yes |
| 2 Draught proofing | £80 - £120 | £ 48 | Yes |
| 3 High heat retention storage heaters | £400 - £600 | £ 432 | Yes |

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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.

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