



Energy Performance Certificate



1, Sandy Brow, WATERLOOVILLE, PO7 5JP

Dwelling type: Semi-detached house
Date of assessment: 16 May 2016
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Reference number: 9468-3078-7225-4146-6970
Type of assessment: RdSAP, existing dwelling
Total floor area: 103 m²

Use this document to:

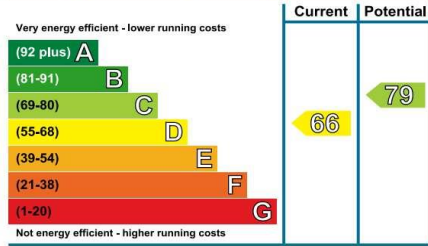
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,583
Over 3 years you could save	£ 282

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 189 over 3 years	£ 189 over 3 years	
Heating	£ 2,010 over 3 years	£ 1,887 over 3 years	
Hot Water	£ 384 over 3 years	£ 225 over 3 years	
Totals	£ 2,583	£ 2,301	

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



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
1 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 165
2 Solar water heating	£4,000 - £6,000	£ 117
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 918

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

1 Sandy Brow

Waterlooville PO7 5JP

To Let: £1,250 pcm

DESCRIPTION

Situated in a highly requested location, this spacious and inviting three bedroom semi detached property can be found in the ever popular location of Widley. Internally the property has an incredibly social feel and has been finished to a high specification by the current owners. The hub of the home is the open plan modern fitted kitchen/diner with integrated SMEG dishwasher, microwave and hot water tap. leads into your family room which is bathed in light when your bi-fold doors are opened up into your private low maintenance rear garden, there is also a more formal lounge. Upstairs on the first floor you will find two double bedrooms and a luxurious four piece bathroom. The loft has been tastefully converted into a master bedroom with built in wardrobes and an en-suite. Outside privacy abounds in your rear garden which has the additional benefit of a brick built summer house with bar area and power and lighting. Additional benefits come in the form of off road parking to the front of the property. An internal viewing is highly recommended on this beautiful family home which will be available, unfurnished on a long term let from the end of July. Pets considered. One month's deposit required.

ACCOMMODATION

ENTRANCE PORCH

LOUNGE: 13' 7" x 14' 0" (4.14m x 4.26m)

KITCHEN/DINER: 16' 11" x 9' 0" (5.15m x 2.74m)

FAMILY ROOM: 12' 6" x 9' 4" (3.81m x 2.84m)

UTILITY CUPBOARD

WC

FIRST FLOOR LANDING



BEDROOM 2: 10' 11" x 10' 8" (3.32m x 3.25m)

BEDROOM 3: 11' 11" x 8' 10" (3.63m x 2.69m)

FAMILY BATHROOM: 8' 10" x 7' 8" (2.69m x 2.34m)

SECOND FLOOR

BEDROOM 1: 17' 0" x 11' 10" (5.18m x 3.60m)

EN-SUITE: 6' 11" x 6' 11" (2.11m x 2.11m)

OUTSIDE

REAR GARDEN

SUMMER HOUSE/GAMES ROOM 18' 6" x 10' 7" (5.63m x 3.22m)

OFF ROAD PARKING

