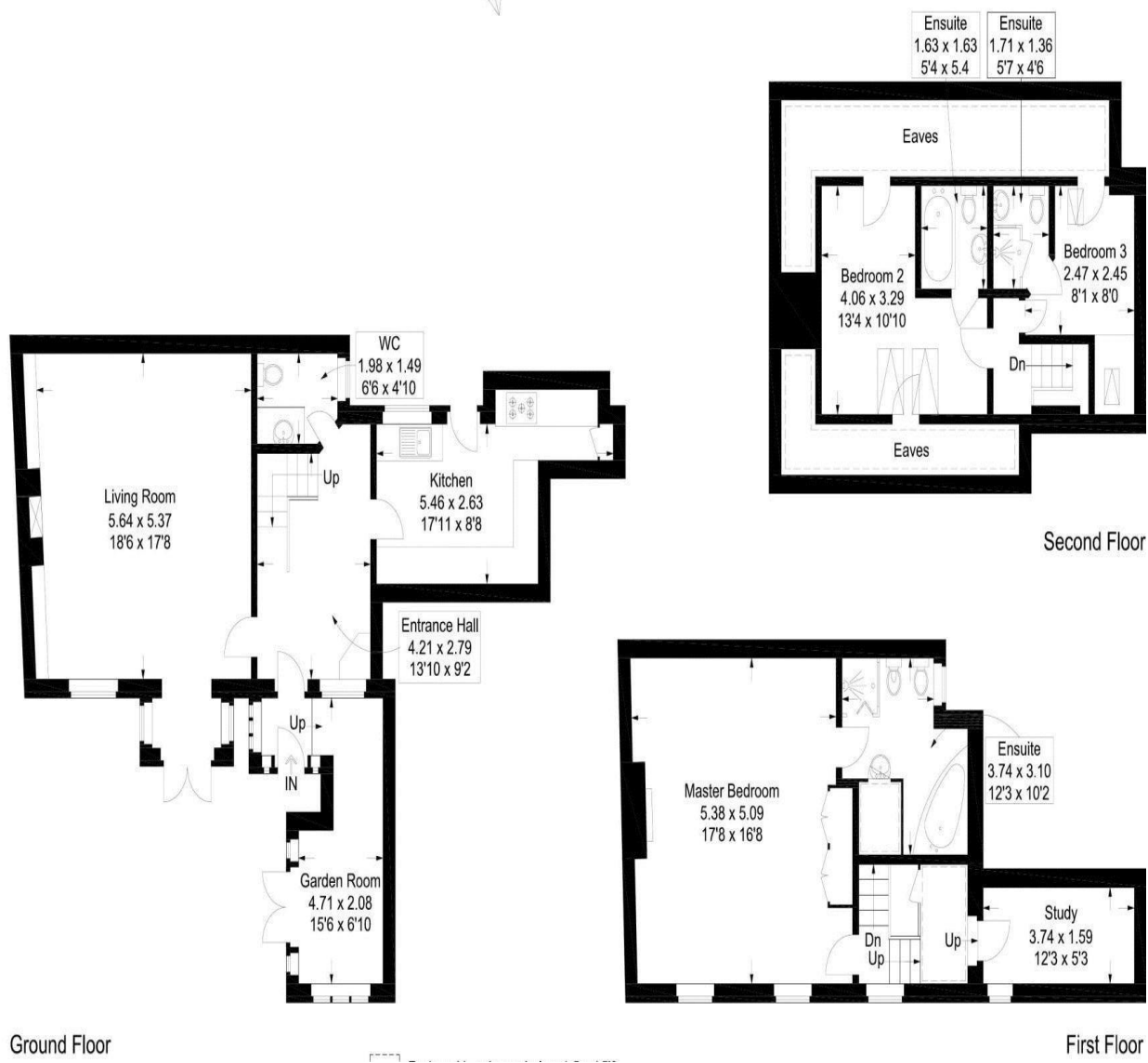




Total = 186.3 sq m / 2005 sq ft



Energy Performance Certificate



7a, Villiers Road, SOUTHSEA, PO5 2HG
Dwelling type: End-terrace house
Date of assessment: 17 May 2019
Date of certificate: 19 May 2019
Reference number: 8605-0536-8429-3197-5513
Type of assessment: RdSAP, existing dwelling
Total floor area: 158 m²

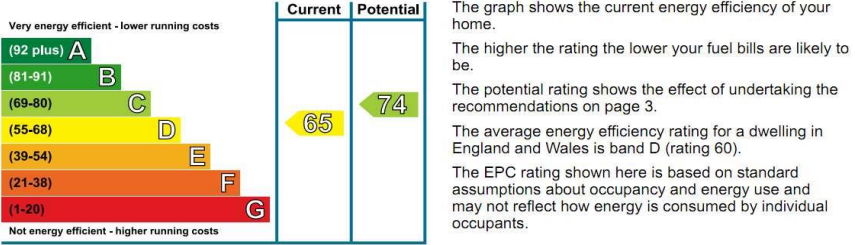
- Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
 - Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,447
Over 3 years you could save	£ 261

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 273 over 3 years	£ 273 over 3 years	You could save £ 261 over 3 years
Heating	£ 2,835 over 3 years	£ 2,574 over 3 years	
Hot Water	£ 339 over 3 years	£ 339 over 3 years	
Totals	£ 3,447	£ 3,186	

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



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 261
2 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 1,029

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.

Ground Floor

First Floor

7a Villiers Road
Southsea PO5 2HG

Price: £2,000 pcm

DESCRIPTION

Situated in a tree lined road, within the heart of central Southsea, just a short stroll to the main shopping precinct, restaurants and bars, as well as being a short walk to Southsea common and the Seafront, you will find this 4 bedroom semi-detached house with OFF ROAD PARKING for two vehicles. Internally the property offers to the ground floor a grand entrance hall leading to a large lounge with feature fireplace, fitted kitchen, sun room and ground floor WC. On the first floor you will find a spacious master bedroom with fitted wardrobes and four piece en-suite bathroom and a fourth bedroom which could also be utilised as a study. There are a further two bedrooms both benefiting from en-suites to the top floor. Additional benefits include double glazing, gas central heating and a garden. The property is available NOW on a long term let and pets will be considered. Sorry no students or sharers.

ACCOMMODATION

ENTRANCE HALL: 13' 10" x 9' 2" (4.21m x 2.79m)

LOUNGE: 18' 6" x 17' 8" (5.63m x 5.38m)

SUN ROOM: 15' 6" x 6' 10" (4.72m x 2.08m)

KITCHEN: 17' 11" x 8' 8" (5.46m x 2.64m)

WC

FIRST FLOOR LANDING

BEDROOM 1: 17' 8" x 16' 8" (5.38m x 5.08m) - Built in wardrobes.

EN-SUITE BATHROOM: 12' 3" x 10' 2" (3.73m x 3.10m)

BEDROOM 4/STUDY: 12' 3" x 5' 3" (3.73m x 1.60m)



SECOND FLOOR LANDING

BEDROOM 2: 13' 4" x 10' 10" max (4.06m x 3.30m)

EN-SUITE

BEDROOM 3: 8' 1" x 8' 0" max (2.46m x 2.44m)

EN-SUITE

OUTSIDE

GARDEN

GATED DRIVEWAY FOR TWO VEHICLES

COUNCIL TAX – Portsmouth City Council Band D

