# expertagent



This immaculately presented three bedroom detached property includes a lovely entrance hall, cloakroom, living room, dining room and kitchen. Upstairs you'll find the landing, master bedroom suite, 2 further bedrooms and a family bathroom. A lovely family home with an enclosed garden to the rear and close to local schools. Available on a furnished basis, we highly recommend an early viewing.

6 Nightingale Avenue Frome, BA11 2UN

# **Monthly Rental Of £750**





PREDESIGN D
THE OLD MEETING HOUSE SOUTH PARADE, FROME, BA11 1EJ

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# **DESCRIPTION**

## **ACCOMMODATION**

# LIVING ROOM 34' 3" x 23' 11" (10.44m x 7.29m)

A wonderful room for entertaining - triple aspect windows overlooking the beautiful gardens, fireplace and built-in bookshelves.

# KITCHEN/BREAKFAST ROOM 24' 2" x 12' 7" (7.37m x 3.84m)

A lovely modern and light kitchen with all of the modern conveniences: five burner gas hob, two electric ovens, dishwasher and built-in microwave. Adjoined by a spacious dining area.

# MASTER BEDROOM 18' x 15' 3" (5.49m x 4.65m)

Proportions that you'd expect for a master bedroom. Ample room for wardrobes and drawers. West facing windows overlooking the gardens and fields.

# FAMILY BATHROOM 14' 1" x 10' 2" (4.29m x 3.1m)

White suite incorporating bath with shower over, wash basin and WC and ample storage for towels etc.

# BEDROOM 1 12' 2" x 9' 11" (3.71m x 3.02m)

Dual aspect windows to the front and east of the property. Adequate storage with two built-in wardrobes.

# BEDROOM 2 18' 1" x 12' 4" (5.51m x 3.76m)

Positioned to the front of the property, this room has the dimensions to comfortably fit two twin beds and still allow space for free standing wardrobes. Access to the loft is gained from this room.



## **DIRECTIONS**

From the north (Bath), take the A36 towards Frome. As you approach town take the B3090 through Frome town centre. At the Cornerhouse pub at the top of the hill turn right - The Cottage is on your right after about 100 yards. From the south, (Yeovil), take the A361 and as you approach Frome turn on to the B3090. At the Cornerhouse pub round-a-bout turn left - The Cottage is on your right after about 100 yards.

## **FLOORPLANS**



# **Energy Performance Certificate (EPC)**



## 17 Any Street, District, Any Town, B5 5XX

Dwelling type: Detached house Reference number: 0919-9628-8430-2785-5996

Date of assessment: 15 August 2011 Type of assessment: RdSAP, existing dwelling

Date of certificate: 13 March 2012 Total floor area: 165 m²

#### Use this document to:

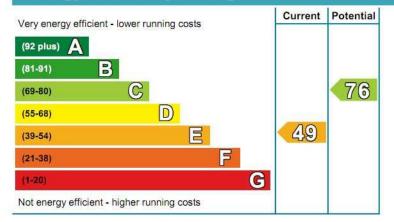
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years	£5,367
Over 3 years you could save	£2,865

#### Estimated energy costs of this home **Current costs** Potential costs Potential future savings Lighting £375 over 3 years £207 over 3 years £4,443 over 3 years £2,073 over 3 years Heating You could £549 over 3 years £222 over 3 years Hot water save £2,865 Totals: £5,367 £2,502 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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).

# 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 - £350	£141	<b>©</b>
2 Cavity wall insulation	£500 - £1,500	£537	<b>②</b>
3 Draught proofing	£80 - £120	£78	<b>②</b>

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

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.