

# 365 Residential

## CELANDINE VIEW

Soham



- Detached
- 2 Good Size Bedrooms
- Garden
- Viewings 7 Days A Week 9am-9pm
- Living Dining Room
- En-Suite
- Local To Shops And Schools
- Available 01/02/2022



**Celandine View**  
Soham

**£795pcm**

A Rare 2 Bedroom Detached Coach House On This Highly Regarded Development. 2 Good Size Bedrooms, En-suite, Family Bathroom, Kitchen, Living Dining Room, Enclosed Garden With Access To 2 Carport Spaces Directly Next To The Front Door. Finished To High Standard. Available 01/02/2022

**Living/Dining Room**

**Kitchen**

**Bedroom 1**  
With En-Suite

**Bedroom 2**

**Family Bathroom**

**Enclosed Garden**

**2 x Carport Spaces**

# Energy Performance Certificate



65, Celandine View, Soham, ELY, CB7 5DP

**Dwelling type:** Detached house  
**Date of assessment:** 08 April 2014  
**Date of certificate:** 08 April 2014

**Reference number:** 0620-3818-7341-9904-1751  
**Type of assessment:** SAP, new dwelling  
**Total floor area:** 84 m<sup>2</sup>

## 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:** £ 1,290

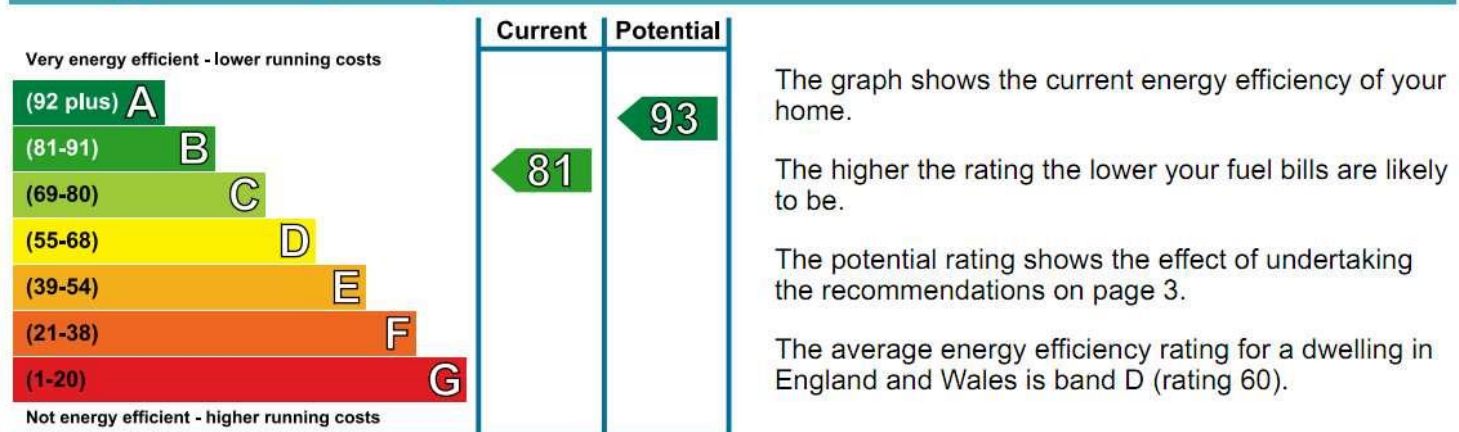
**Over 3 years you could save** £ 126

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 156 over 3 years	£ 156 over 3 years	
Heating	£ 852 over 3 years	£ 858 over 3 years	
Hot Water	£ 282 over 3 years	£ 150 over 3 years	
<b>Totals</b>	<b>£ 1,290</b>	<b>£ 1,164</b>	

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



## 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	£ 129
2 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 780