

# 365 Residential

## TEAL AVENUE

Soham



- Available 19/06/2021
- Immaculately Presented
- Separate Dining Room
- Garage
- Kitchen With All Utilities
- Enclosed Garden
- 



**Teal Avenue**  
Soham

**£995pcm**

Modern Semi Detached Home With 3 Bedrooms, 1 with Ensuite, Family Bathroom, Kitchen-Breakfast Room, Living Room, Dining Room, Cloakroom, Enclosed Garden with Access to Single Garage and Parking. Viewings available From 9am-9pm 7 Days A Week.

**Master Bedroom** 15' 7" x 8' 10 (4.75m x 2.69m)  
Built-in Wardrobes.

**En-Suite** 4' 1" x 6' 9 (1.24m x 2.06m)

**Bedroom 2** 10' 10" x 9' 2 (3.30m x 2.79m)

**Family Bathroom** 6' 9" x 5' 7 (2.06m x 1.70m)

**Kitchen/Breakfast Room** 13' 10" x 7' 1 (4.21m x 2.16m)  
Oven, Hob & Hood, Fridge Freezer, Washer Dryer & Dishwasher.

**Living Room** 15' 11" x 10' 0 (4.85m x 3.05m)  
Fireplace, French Doors to the Garden.

**Dining Room** 8' 6" x 10' 4 (2.59m x 3.15m)

**Cloakroom** 4' 11" x 4' 2 (1.50m x 1.27m)

**Enclosed Garden**  
Good Size Garden With Shed & Access Door to Garage.

**Garage**  
Up & Over Door.

**Parking**

40 Teal Avenue, Soham, CB7 5UX



Total Area: 88.6 m<sup>2</sup> ... 954 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

# Energy Performance Certificate

40, Teal Avenue, Soham, ELY, CB7 5UX

**Dwelling type:** end-terrace house  
**Date of assessment:** 11 February 2019  
**Date of certificate:** 15 February 2019

**Reference number:** 8208-9896-9229-9697-2213  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 89 m<sup>2</sup>

## Use this document to:

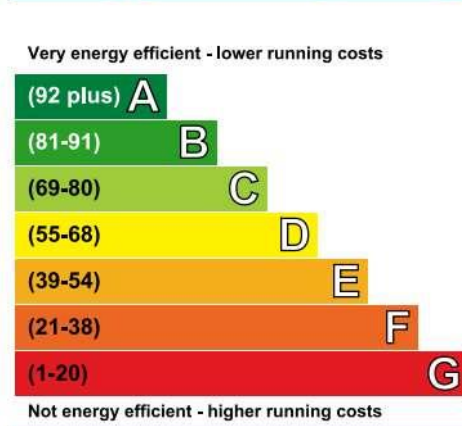
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,473</b>
<b>Over 3 years you could save</b>	<b>£ 114</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 204 over 3 years	
Heating	£ 963 over 3 years	£ 966 over 3 years	
Hot Water	£ 306 over 3 years	£ 189 over 3 years	
<b>Totals</b>	<b>£ 1,473</b>	<b>£ 1,359</b>	

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



Very energy efficient - lower running costs

(92 plus) A  
(81-91) B  
(69-80) C  
(55-68) D  
(39-54) E  
(21-38) F  
(1-20) G

Not energy efficient - higher running costs

Current	Potential
79	90

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 Solar water heating	£4,000 - £6,000	£ 114
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 942

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](http://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.