

365 Residential

TEN BELL LANE

Soham



- 2 Good Size Bedrooms
- Large Enclosed Garden
- Great Location
- Ample Parking



Ten Bell Lane
Soham

£825pcm

An Older Semi Detached Bungalow Located In This Quiet Residential Location. 2 Bedrooms, Living/Dining Room, Kitchen, Bathroom, Good Size Rear Garden, Ample Parking.

Entrance Hallway

Front door and side facing window, doors leading to 2 Bedrooms, Lounge/Diner, Airing and Storage Cupboards, Kitchen, W/C and Shower Room, radiator, phone point, loft hatch access.

Bedroom 2 10' 6" x 11' 5" (3.20m x 3.48m)
window to front and radiator.

Lounge/Diner 10' 11" x 19' 1" (3.32m x 5.82m)
Double glazed window to front, TV point, radiator.

Bedroom 1 10' 11" x 12' 2" (3.32m x 3.70m)
Large built in storage, window to rear, radiator.

Kitchen 10' 6" x 8' 10" (3.20m x 2.70m)
Range of low and high-level units, sink with mixer taps, plumbing for washing machine, Vinyl flooring, rear aspect window and back door to garden.

W/C

Cream tile effect flooring, radiator, window to side and white W/C.

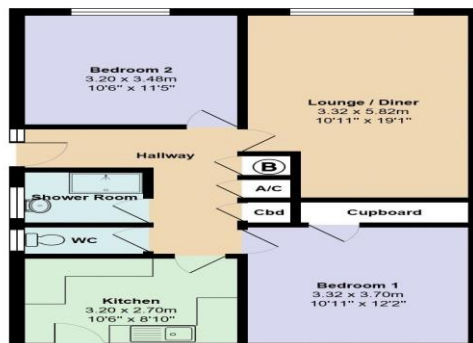
Shower Room

Adapted wet room, cream mottled flooring, window to the side, shower and hand basin and chrome heated towel rail.

Outside

Large shingled and paved driveway, gated to carport and leading to good sized rear garden, with brick built shed, walled and low level fence allows open views over the allotments.

20 Ten Bell Lane, Soham, CB7 5BJ



Total Area: 70.0 m² ... 754 ft²
All measurements are approximate and for display purposes only

20, Ten Bell Lane, Soham, ELY, CB7 5BJ

Dwelling type: Semi-detached bungalow
Date of assessment: 02 September 2017
Date of certificate: 02 September 2017

Reference number: 0652-2832-7015-9703-1685
Type of assessment: RdSAP, existing dwelling
Total floor area: 70 m²

Use this document to:

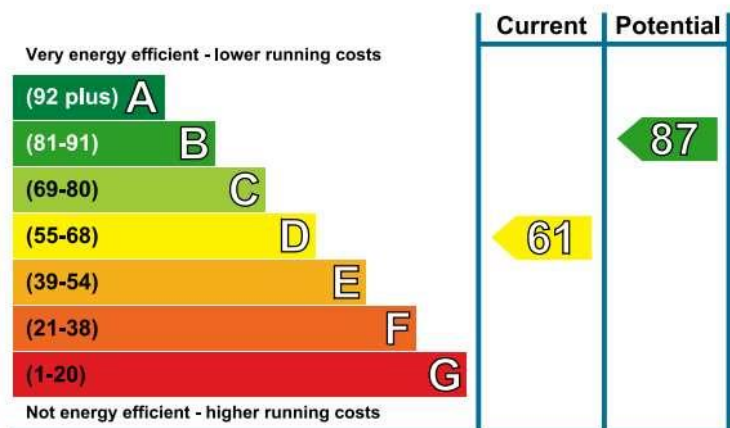
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,442
Over 3 years you could save	£ 939

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 228 over 3 years	£ 147 over 3 years	
Heating	£ 1,542 over 3 years	£ 1,149 over 3 years	
Hot Water	£ 672 over 3 years	£ 207 over 3 years	
Totals	£ 2,442	£ 1,503	

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	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 162	
2 Low energy lighting for all fixed outlets	£25	£ 69	
3 Hot water cylinder thermostat	£200 - £400	£ 84	

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.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.