



The **Lettings** Company

Delery Drive, Padgate

To LET



3 Bed House - Semi Detached

- GCH & UPVC DG**
- Freshly decorated**
- Large rear garden**
- Driveway parking**

*Entrance Hall *Spacious lounge with bay window, feature fireplace & patio doors to garden
*Fitted kitchen with views of the garden *Master bedroom with fitted wardrobes and bay window
*Bathroom with feature roll top bath *Large rear garden with decked patio area
*Driveway parking for 2 cars...

Rent £595 pcm*

*Referencing and application fees apply which depend on individual circumstances. Please call us for details.

For enquiries call: 01925 267 070

Energy Performance Certificate



Delery Drive, Padgate, WARRINGTON, WA1 3DJ

Dwelling type: Semi-detached house
 Date of assessment: 02 May 2013
 Date of certificate: 02 May 2013

Reference number: 0628-7016-7225-0567-7984
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 65 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

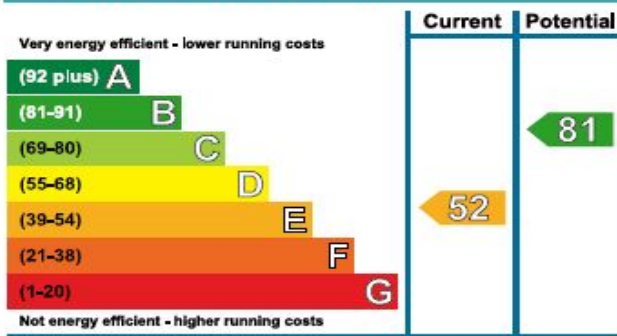
Estimated energy costs of dwelling for 3 years:	£ 2,670
Over 3 years you could save	£ 897

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 186 over 3 years	£ 117 over 3 years	
Heating	£ 2,217 over 3 years	£ 1,479 over 3 years	
Hot Water	£ 267 over 3 years	£ 177 over 3 years	
Totals	£ 2,670	£ 1,773	

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 Cavity wall insulation	£500 - £1,500	£ 411	✓
2 Floor insulation	£800 - £1,200	£ 102	✓
3 Low energy lighting for all fixed outlets	£30	£ 60	

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). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Driveway parking for 2 cars

*Burgular alarm not included with tenancy

Notes:

1) The Lettings Company has produced this brochure in good faith, the details are set out as a general guide only and do not constitute any part of any contract. Any appliances or services have not been tested and are not guaranteed or warranted.

2) Any interested party should satisfy themselves about any matter of importance to them and not be solely reliant on the contents of this brochure before making a decision to rent.