



The Lettings Company

Eric Avenue, Padgate

To LET



2 Bed House - Semi Detached

Council Tax
Band: B

- FREE REFERENCING FEES
- Freshly Decorated
- Driveway. GCH. UPVC DG
- Garage & Garden

*Entrance hall *Spacious lounge with feature fire place *Modern kitchen with dining area
*Two double bedrooms *Modern white 3 piece bathroom suite with shower over bath
*Large rear garden with patio area *Garage *Driveway parking
*Excellent location for schools & amenities of Padgate Village

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



Eric Avenue, Padgate, WARRINGTON, WA1 3DQ

| | | | |
|-----------------------------|---------------------|----------------------------|--------------------------|
| Dwelling type: | Semi-detached house | Reference number: | 0468-6978-7289-1367-0950 |
| Date of assessment: | 06 November 2013 | Type of assessment: | RdSAP, existing dwelling |
| Date of certificate: | 07 November 2013 | Total floor area: | 60 m ² |

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: | £ 1,875 |
| Over 3 years you could save | £ 405 |

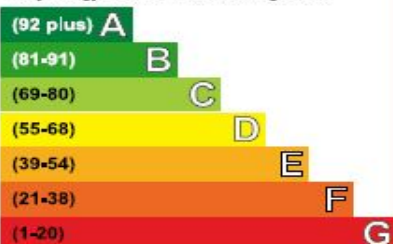
Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|----------------------|----------------------|--------------------------|
| Lighting | £ 174 over 3 years | £ 111 over 3 years | |
| Heating | £ 1,431 over 3 years | £ 1,191 over 3 years | |
| Hot Water | £ 270 over 3 years | £ 168 over 3 years | |
| Totals | £ 1,875 | £ 1,470 | |

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

| Current | Potential |
|---------|-----------|
| 66 | 87 |

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 Floor insulation | £800 - £1,200 | £ 117 | |
| 2 Low energy lighting for all fixed outlets | £20 | £ 54 | |
| 3 Heating controls (room thermostat) | £350 - £450 | £ 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.

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.