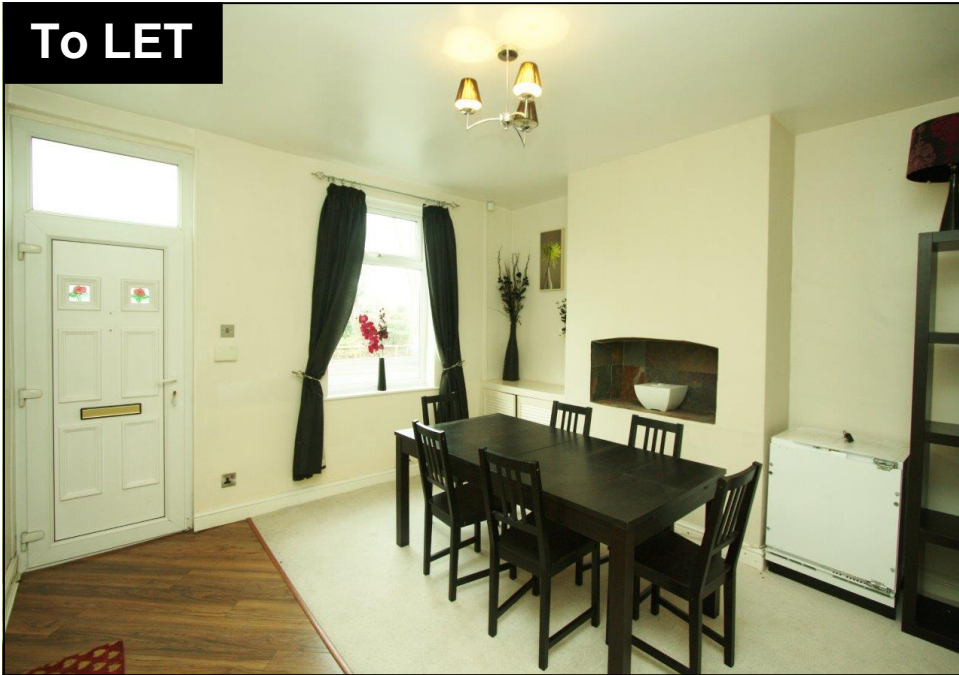




The **Lettings** Company

**Wellington Street, Howley**

**To LET**



## 2 Bed House - Terraced

Council Tax  
Band: A

- Gas Central Heating
- Two Double Bedrooms
- UPVC Double Glazing
- Available FF, PF or UF as...

\*Lounge with feature fire place \*Dining room  
\*Kitchen inc appliances  
\*Spacious master bedroom \*Second double bedroom  
\*Bathroom with electric shower over bath...

**Rent £500 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



..., Wellington Street, WARRINGTON, WA1 2DD

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 16 July 2013  
**Date of certificate:** 16 July 2013

**Reference number:** 8757-7623-0610-5306-2992  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 77 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

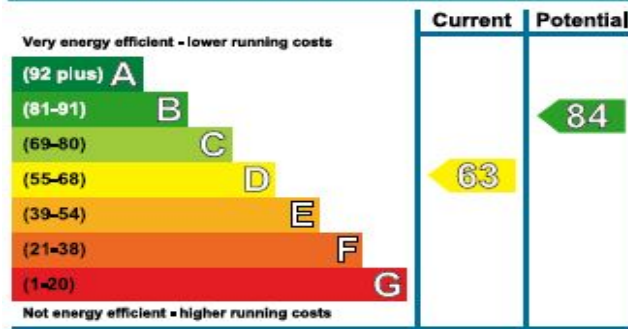
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,358</b>
<b>Over 3 years you could save</b>	<b>£ 687</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 138 over 3 years	
Heating	£ 1,827 over 3 years	£ 1,338 over 3 years	
Hot Water	£ 273 over 3 years	£ 195 over 3 years	
<b>Totals</b>	<b>£ 2,358</b>	<b>£ 1,671</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**



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 Flat roof insulation	£850 - £1,500	£ 90	
2 Internal or external wall insulation	£4,000 - £14,000	£ 288	
3 Floor insulation	£800 - £1,200	£ 132	

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](http://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.

\*Available Fully Furnished, Unfurnished or Part Furnished.

Note to prospective Tenants:

Appliances include: Fridge, Washer/dryer and Microwave all of which are left on a non-repairable, non-replaceable basis.

**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.