£179,950

Thompson Road, Brereton, WS15 1HW

3 Bedrooms

1 Bathroom

5 Horsefair, Rugeley, Staffs WS15 2EJ | southwellssales@gmail.com

01889582137

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LARGE ENCLOSED REAR GARDEN **CARPORT** **GARAGE** **3 BEDROOMS**

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Southwells are pleased to bring to the market this 3 bedroom semi detached house to be sold as seen. Set in the village of Brereton and close to all local amenities, this property boasts a driveway, carpet and garage along with double glazing throughout and the following accommodation.

Front of Property

Brick lawn driveway leading to front door, carport, garage and access to rear garden.

Entrance Hall

UPVC and glass front door into entrance hall with laminate flooring. Light fitted to ceiling. Electric heater to wall. Stairs off. Doors to kitchen and lounge off.

Lounge/Dining Room 23'00" (7.01m) x 12'01" (3.68m)

Front facing bay window. Rear facing UPVC patio doors to rear garden. Laminate flooring. 2 light fittings to ceiling with fans. Fireplace with wood burner. Electric heater to wall.

Kitchen 11'00" (3.35m) x 7'01" (2.18m)

Rear facing window. Side facing door to carport. Laminate flooring. Range of wall and base units. Black resin sink to drainer with mixer tap. Light fitted to ceiling. Plumbing for automatic washing machine. Small pantry cupboard.

Stairs and Landing

Carpeted flooring. Open staircase. Light fitting to ceiling on landing. Side facing opaque window. Loft hatch to ceiling. Storage heater to wall. Doors off to all upstairs rooms and airing cupboard, containing water tank.

Bathroom

Rear facing window. Laminate flooring. White 'Chatsworth' bathroom suite comprising of toilet, sink and panel bath with electric shower over and glass shower screen. Light fitted to ceiling.

Bedroom 112'00" (3.67m) x 9'11" (3.03m)

Front facing window. Laminate flooring. Light fitting to ceiling with fan. Built in wardrobes with sliding glass doors.

Bedroom 211'01" (3.37m) x 10'08" (3.25m)

Rear facing window. Carpeted flooring. Light fitting to ceiling with fan. Built in wardrobes with sliding glass doors.

Bedroom 38'11" (2.74m) x 8'02" (2.49m)

Front facing window. Laminate flooring. Built in bedstead. Light fitted to ceiling.

Rear of Property

Large enclosed rear garden with side access to the front. Brick patio area leading down some steps to decking and lawn area.

Tenure FREEHOLD This is yet to be verified by solicitors.

Viewings STRICTLY THROUGH SOUTHWELLS 01889-582137 southwellssales@gmail.com

Disclaimer:

Southwell’s for their selves and for the vendors or lessors of this property whose agents they are, give notice that

i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract.

ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct.

iii) intending purchaser or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspecting or otherwise as to the correctness of each of them.

iiii) no person in the employment of Southwell's has any authority to make or give any warranty whatever in relation to this property.

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Energy performance certificate (EPC)

28 THOMPSON ROAD BRERETON RUGELEY WS15 1HW	Energy rating **E**	Valid until:	**13 May 2031**
		Certificate number:	**9639-5325-2000-0357-6296**

Property type

Semi-detached house

Total floor area

79 square metres

Rules on letting this property

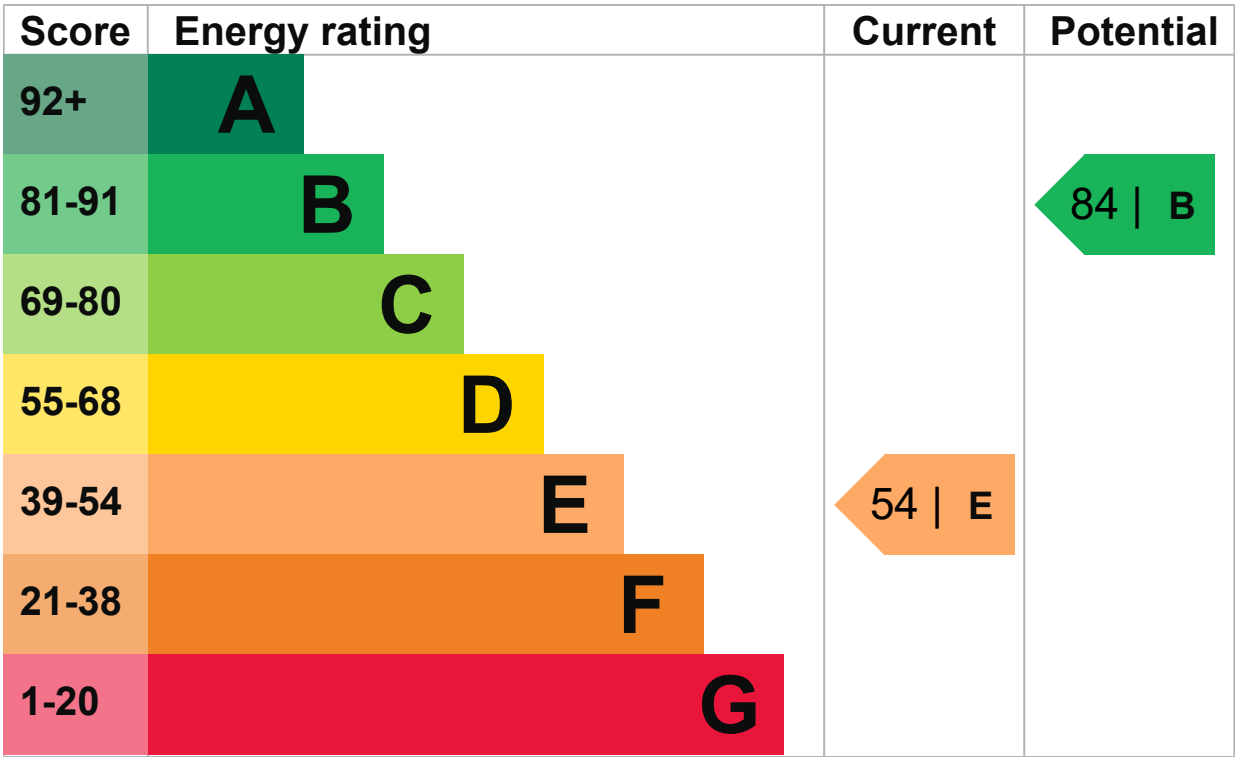
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be B.

See how to improve this property's energy performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Average
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Good

Feature	Description	Rating
Main heating	Electric storage heaters	Average
Main heating control	Manual charge control	Poor
Hot water	Electric immersion, off-peak	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 460 kilowatt hours per square metre (kWh/m2).

▶ What is primary energy use?

Environmental impact of this property

One of the biggest contributors to climate change is carbon dioxide (CO2). The energy used for heating, lighting and power in our homes produces over a quarter of the UK's CO2 emissions.

An average household produces

6 tonnes of CO2

This property produces

6.1 tonnes of CO2

This property's potential production

3.2 tonnes of CO2

By making the recommended changes, you could reduce this property's CO2 emissions by 2.9 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from E (54) to B (84).

Potential energy rating

B

▶ What is an energy rating?

Recommendation 1: Increase loft insulation to 270 mm

Increase loft insulation to 270 mm

Typical installation cost

£100 - £350

Typical yearly saving

£36

Potential rating after carrying out recommendation 1

55 | D

Recommendation 2: Floor insulation (solid floor)

Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£106

Potential rating after carrying out recommendations 1 and 2

58 | D

Recommendation 3: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost

£15 - £30

Typical yearly saving

£65

Potential rating after carrying out recommendations 1 to 3

60 | D

Recommendation 4: High heat retention storage heaters

High heat retention storage heaters

Typical installation cost

£1,600 - £2,400

Typical yearly saving

£339

Potential rating after carrying out recommendations 1 to 4

71 | C

Recommendation 5: Solar water heating

Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£68

Potential rating after carrying out recommendations 1 to 5

73 | C

Recommendation 6: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£350

Potential rating after carrying out recommendations 1 to 6

84 | B

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£1451

Potential saving

£615

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in how to improve this property's energy performance.

For advice on how to reduce your energy bills visit Simple Energy Advice (https://www.simpleenergyadvice.org.uk/).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating

8912 kWh per year

Water heating

2507 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	335 kWh per year

You might be able to receive Renewable Heat Incentive payments (https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name
Andrew Hood

Telephone
07753 749948

Email
andyhood@centralsurveyorsmidlands.co.uk

Accreditation scheme contact details

Accreditation scheme
Elmhurst Energy Systems Ltd

Assessor ID
EES/020912

Telephone
01455 883 250

Email
enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration
No related party

Date of assessment
13 May 2021

Date of certificate

14 May 2021

Type of assessment

▶ RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748.

Certificate number

8231-6123-6770-2587-9022 (/energy-certificate/8231-6123-6770-2587-9022)

Expired on

22 July 2019