

To Let - Henley, Shellbrook, Moira / £795.00 PCM / Ref: 000000528



3



1



1



2



- 3 bed semi detached
- Modern kitchen./diner
- EER - D
- Off road parking

- Conservatory
- Gas central heating
- Viewing strongly recommended

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NEW TO MARKET A 3 bed semi-detached home set just on the outskirts of the historic market town of Ashby De La Zouch.

Offering countryside local walks.
The property comprises of entrance hall.

Lounge.

Good size modern kitchen /diner with fitted oven, hob and extractor.

Conservatory.

Charming enclosed rear garden.
To the first floor there are 2 double bedrooms and a single bedroom.

Bathroom with shower over the bath and separate toilet.

To the outside there is a private driveway with off road parking for 2/3 cars.

Rear enclosed garden with shed, patio area and lawn gardens.

Viewing strongly recommended to secure this lovely property.

Our standard deposit is calculated based upon the passing rent, and varies from property to property, usually calculated at 5 weeks rent

For details of this and any other fees that may become due during the term of your tenancy please contact a member of our Lettings Team at our Ashby de la Zouch branch.

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Energy Performance Certificate HM Government

Henley, Moira Road, Shellbrook, ASHBY-DE-LA-ZOUCH, LE65 2TU

Dwelling type: Semi-detached house	Reference number: 8853-7923-5230-3245-3996
Date of assessment: 15 July 2017	Type of assessment: RdSAP, existing dwelling
Date of certificate: 16 July 2017	Total floor area: 78 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:	£ 2,325
Over 3 years you could save	£ 516

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 216 over 3 years	£ 177 over 3 years	<div style="background-color: #4f814f; color: white; padding: 10px; border: 1px solid white; width: fit-content; margin: 0 auto;"> <p style="text-align: center; margin: 0;">You could save £ 516 over 3 years</p> </div>
Heating	£ 1,767 over 3 years	£ 1,428 over 3 years	
Hot Water	£ 342 over 3 years	£ 204 over 3 years	
Totals	£ 2,325	£ 1,809	

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

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

Current	Potential
67	85

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	£ 159	<input checked="" type="checkbox"/>
2 Low energy lighting for all fixed outlets	£15	£ 36	<input type="checkbox"/>
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 75	<input checked="" type="checkbox"/>

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.