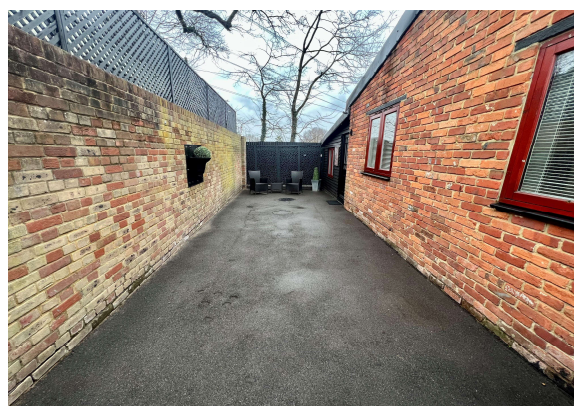




Lyne Lane, Surrey, KT16 0AW

£1,300 pcm Guide Price

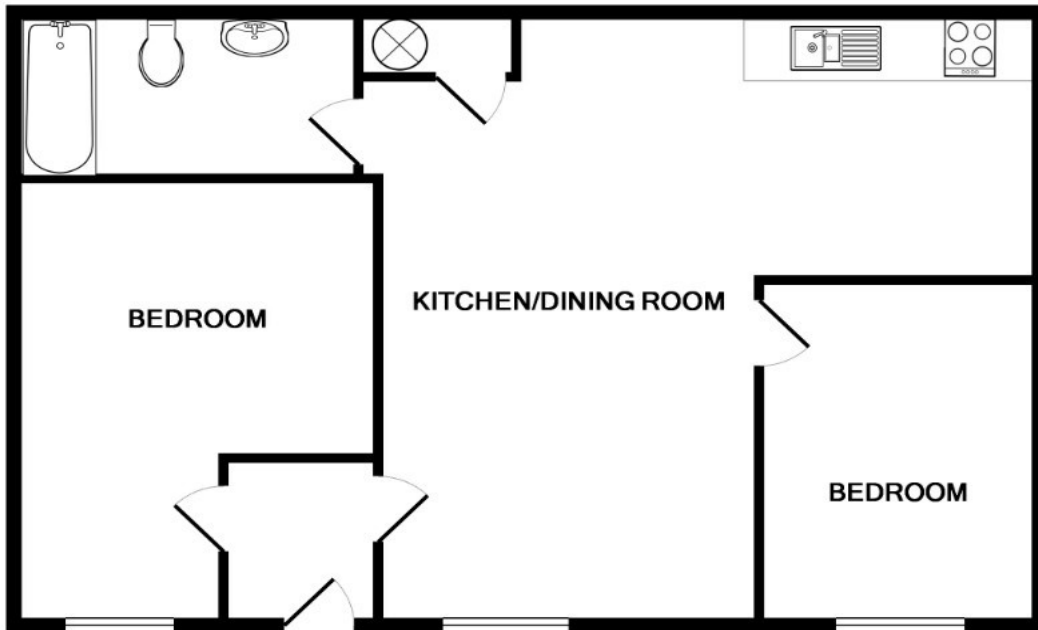


An excellent opportunity to let this beautifully finished two bedroom cottage located in the heart of rural Lyne village. Benefits include a recently installed fitted open plan kitchen luxury bathroom allocated parking and courtyard garden. Electric bill included.

AVAILABLE NOW - UNFURNISHED

Lyne Lane, Lyne, Surrey, KT16 0AW

FLOOR PLAN



TOTAL APPROX. FLOOR AREA 667 SQ.FT. (61.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
 Made with Metropix ©2017

All measurements are approximate. Nevin and Wells Residential have not tested any systems or appliances.

EPC

Energy Performance Certificate HM Government

1 Warren Cottages, Lyne Lane, Lyne, CHERTSEY, KT16 0AW

Dwelling type: Ground-floor flat	Reference number: 0445-2899-7197-9773-2851
Date of assessment: 31 January 2017	Type of assessment: RdSAP, existing dwelling
Date of certificate: 31 January 2017	Total floor area: 62 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:	£ 3,306
Over 3 years you could save	£ 1,851

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 195 over 3 years	£ 156 over 3 years	<div style="background-color: #4CAF50; color: white; padding: 5px; display: inline-block;"> You could save £ 1,851 over 3 years </div>
Heating	£ 2,196 over 3 years	£ 873 over 3 years	
Hot Water	£ 915 over 3 years	£ 426 over 3 years	
Totals	£ 3,306	£ 1,455	

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

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: #4CAF50; color: white; text-align: center;">(92 plus) A</td> <td style="background-color: #8BC34A; color: white; text-align: center;">(81-91) B</td> <td style="background-color: #FFC107; color: white; text-align: center;">(69-80) C</td> <td style="background-color: #FF9800; color: white; text-align: center;">(55-68) D</td> <td style="background-color: #FF5722; color: white; text-align: center;">(39-54) E</td> <td style="background-color: #D32F2F; color: white; text-align: center;">(21-38) F</td> <td style="background-color: #B71C1C; color: white; text-align: center;">(1-20) G</td> </tr> <tr> <td colspan="3"></td> <td style="text-align: center;">76</td> <td colspan="3"></td> </tr> <tr> <td colspan="3"></td> <td style="text-align: center;">44</td> <td colspan="3"></td> </tr> </table> <p><small>Not energy efficient - higher running costs</small></p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G				76							44				<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>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.</p>
(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G																
			76																			
			44																			

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 Increase loft insulation to 270 mm	£100 - £350	£ 102	✔
2 Cavity wall insulation	£500 - £1,500	£ 354	✔
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 186	✔

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.