



Situated on three floors is this five bedroom semi-detached home, in excellent condition throughout. The property offers lounge, fully fitted kitchen, separate dining room, conservatory, three bathrooms and enclosed rear garden with side access. In addition there is a driveway for three vehicles. Local schools, shops and parks are all within short walking distance.

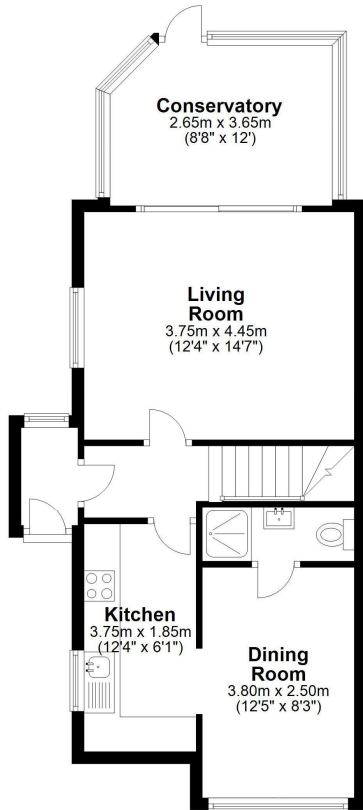
AVAILABLE 1st AUGUST 2022

Thorpe Lea Road, Egham, Surrey, TW20 8HB

FLOORPLAN

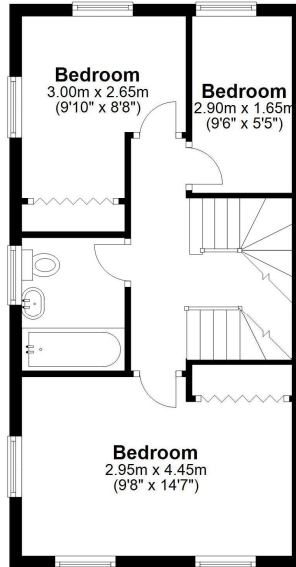
Ground Floor

Approx. 52.9 sq. metres (569.7 sq. feet)



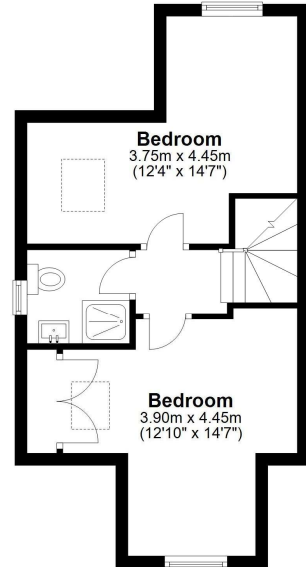
First Floor

Approx. 39.6 sq. metres (426.4 sq. feet)



Second Floor

Approx. 31.9 sq. metres (342.9 sq. feet)



Total area: approx. 124.4 sq. metres (1339.0 sq. feet)

EPC

Energy performance certificate (EPC)																																		
Compass Cottage Thorpe Lea Road Egham TW20 8HB	Energy rating C	Valid until: 27 June 2032 Certificate number: 0190-2758-6060-2223-5691																																
Property type	Semi-detached house																																	
Total floor area	111 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 .																																		
Energy efficiency rating for this property																																		
This property's current energy rating is C. It has the potential to be B.																																		
See how to improve this property's energy performance.																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td>81 B</td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td>76 C</td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A		81 B	81-91	B			69-80	C	76 C		55-68	D			39-54	E			21-38	F			1-20	G			<p>The graph shows this property's current and potential energy efficiency.</p> <p>Properties are given a rating from A (most efficient) to G (least efficient).</p> <p>Properties are also given a score. The higher the number the lower your fuel bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>
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COUNCIL TAX BAND: D - Runnymede Council