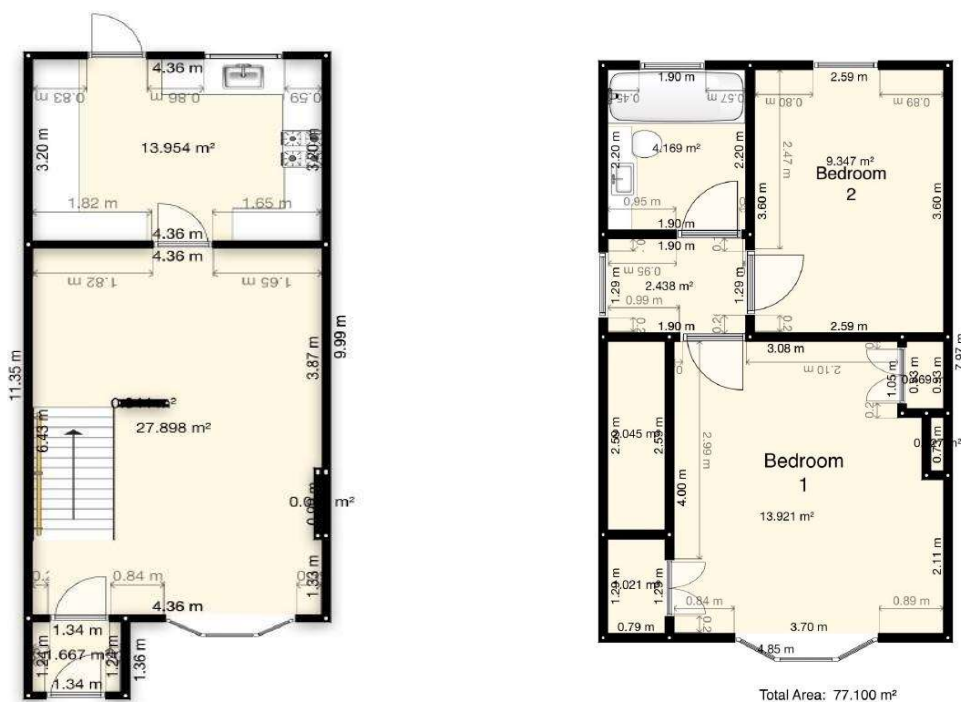




Surprisingly spacious two bedroom house located in Englefield Green. This property boasts a large living room with dining area, a generous sized kitchen with door to the garden, two double bedrooms and an upstairs main bathroom. There are pretty gardens to the front and to the rear along with a shared drive which leads to an off street parking space. At the end of the rear garden there is a spacious cabin with power and light, ideal for working from home, gym or play room. There is also an additional storage shed to the side. Available with **NO ONWARD CHAIN. Zero stamp duty for FIRST TIME BUYERS up to £425,000.**

# Vegal Crescent, Egham, Surrey, TW20 0WF

## FLOOR PLAN



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

Total Area: 77.100 m<sup>2</sup>

## EPC

Energy performance certificate (EPC)																																		
82, Vegal Crescent Englefield Green EGHAM TW20 0WF	Energy rating <b>E</b>	Valid until: 18 May 2030 Certificate number: 0876-2868-6355-2490-5655																																
Property type	end-terrace house																																	
Total floor area	76 square metres																																	
<b>Rules on letting this property</b>																																		
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 <a href="https://www.gov.uk/guidance/domestic-private-certified-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/domestic-private-certified-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-certified-property-minimum-energy-efficiency-standard-landlord-guidance</a> ).																																		
<b>Energy efficiency rating for this property</b>																																		
This property's current energy rating is E. It has the potential to be B.																																		
<a href="#">See how to improve this property's energy performance.</a>																																		
<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></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td>82   B</td> </tr> <tr> <td>62-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-61</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>35-54</td> <td>E</td> <td>47   E</td> <td></td> </tr> <tr> <td>21-34</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			81-91	B		82   B	62-80	C			55-61	D			35-54	E	47   E		21-34	F			1-20	G		
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<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>																																		

**COUNCIL TAX BAND:**

**D - Runnymede Borough Council**