



Wavendene Avenue, Surrey, TW20 8JZ

£1,750 pcm Guide Price



A spacious and well-presented three-bedroom property, situated in a quiet residential road on the outskirts of Egham. The property offers a full width lounge, spacious kitchen / diner overlooking a low maintenance south facing garden, bathroom with separate power shower. Further benefits include gas central heating, double glazing and garage. Recently re-decorated.

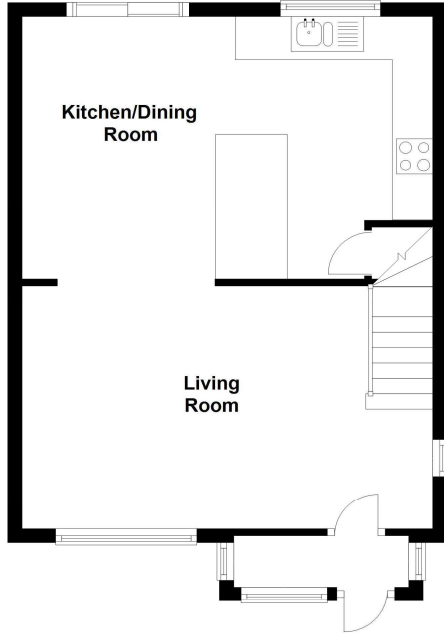
AVAILABLE DATE - NOW - Unfurnished

Wavendene Avenue, Egham, Surrey, TW20 8JZ

FLOORPLAN

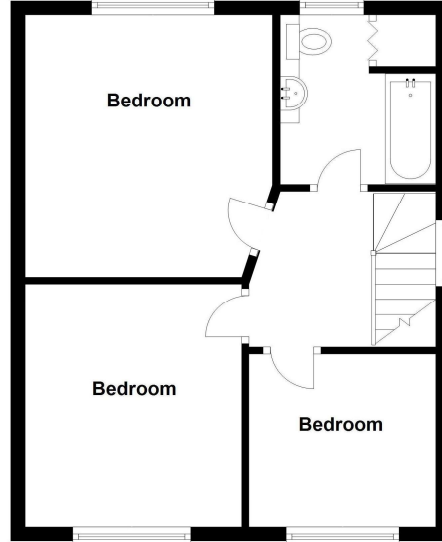
Ground Floor

Approx. 44.0 sq. metres (474.0 sq. feet)



First Floor

Approx. 41.9 sq. metres (451.2 sq. feet)



Total area: approx. 85.9 sq. metres (925.1 sq. feet)

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

EPC

Energy Performance Certificate			SAP		
93, Wavendene Avenue, EGHAM, TW20 8JZ					
Dwelling type:	Semi-detached house	Reference number:	0543-2834-7970-9006-2495		
Date of assessment:	04 March 2016	Type of assessment:	RoSAP, existing dwelling		
Date of certificate:	04 March 2016	Total floor area:	85 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:			£ 2,001		
Over 3 years you could save			£ 477		
Estimated energy costs of this home					
	Current costs	Potential costs	Potential future savings		
Lighting	£ 282 over 3 years	£ 165 over 3 years	You could save £ 477 over 3 years		
Heating	£ 1,284 over 3 years	£ 1,101 over 3 years			
Hot Water	£ 435 over 3 years	£ 258 over 3 years			
Totals	£ 2,001	£ 1,524			
These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.					
Energy Efficiency Rating					
Very energy efficient - lower running costs		Current	Potential	The graph shows the current energy efficiency of your home.	
A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs		71	88	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).					
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	£ 90	✓		
2 Floor insulation (suspended floor)	£800 - £1,200	£ 120	✓		
3 Low energy lighting for all fixed outlets	£35	£ 102	✓		
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.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.					

COUNCIL TAX BAND: E - Runnymede Borough Council



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