



Edgell Road, Staines, Middx, TW18 2EN

£1,450pcm Guide Price

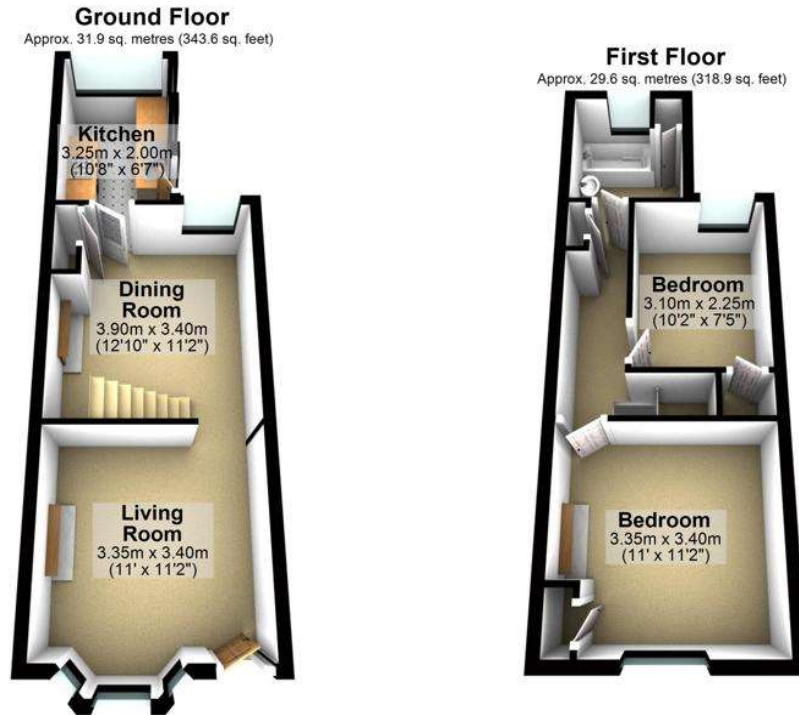


A superbly presented two bedroom cottage, situated minutes from mainline station, High Street shops and restaurants. Benefits include recently fitted carpets, redecorated rooms, modern white kitchen, first floor bathroom, West facing garden, gas central heating and double glazing. No pets, no children.

AVAILABLE 5th APRIL 2024 - UNFURNISHED

Edgell Road, Staines upon Thames, Middlesex, TW18 2EN

FLOORPLAN



Total area: approx. 61.5 sq. metres (662.5 sq. feet)

EPC

Energy performance certificate (EPC)

87 Edgell Road STAINES-UPON-THAMES TW18 2EN	Energy rating C	Valid until: 29 March 2033 Certificate number: 0080-2876-9373-2277-4051
Property type	Mid-terrace house	
Total floor area	61 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

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.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: D - Spelthorne Borough Council