



## Yew Tree House, Eccleshall Road

Stone, ST15 0BY

£1,550 Per month

**Tinsley  
Garner**

independent property expertise



Enjoy the best of both worlds! Beautifully renovated former farmhouse in a rural location a little over a mile from Stone town centre. Yew tree House is part of the original farmhouse and has undergone a top to bottom renovation and offers comfortable & spacious accommodation with every requirement for 21st century living. Comprises: large sitting room, spacious newly fitted kitchen with space for dining, downstairs loo and a large cellar with access from both inside & outside. There are four double bedrooms arranged over the first and second floor of the property, three ensuite shower rooms and a family bathroom all of which are brand new. Large gardens which will be turfed and fenced, extensive parking. Open views to the front & located within easy reach of Stone town centre & local amenities. Oil fired central heating & upvc double glazed.

Council Tax £150 pcm

# Yew Tree House, Eccleshall Road

Stone, ST15 0BY



## Energy Performance Certificate



**Yew Tree House, Eccleshall Road, Micklow, STONE, ST15 0BY**

**Dwelling type:** Semi-detached house **Reference number:** 9488-5026-7234-6741-0934  
**Date of assessment:** 18 April 2019 **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 23 April 2019 **Total floor area:** 164 m<sup>2</sup>

**Use this document to:**

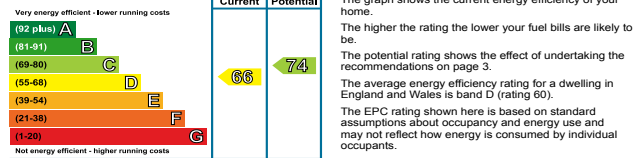
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,925</b>
<b>Over 3 years you could save</b>	<b>£ 147</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 318 over 3 years	£ 318 over 3 years	
Heating	£ 2,190 over 3 years	£ 2,202 over 3 years	
Hot Water	£ 417 over 3 years	£ 258 over 3 years	
<b>Totals</b>	<b>£ 2,925</b>	<b>£ 2,778</b>	<b>You could save £ 147 over 3 years</b>

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

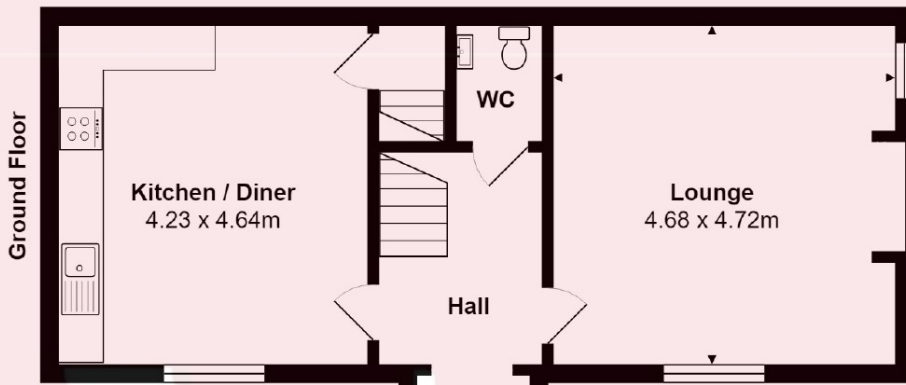
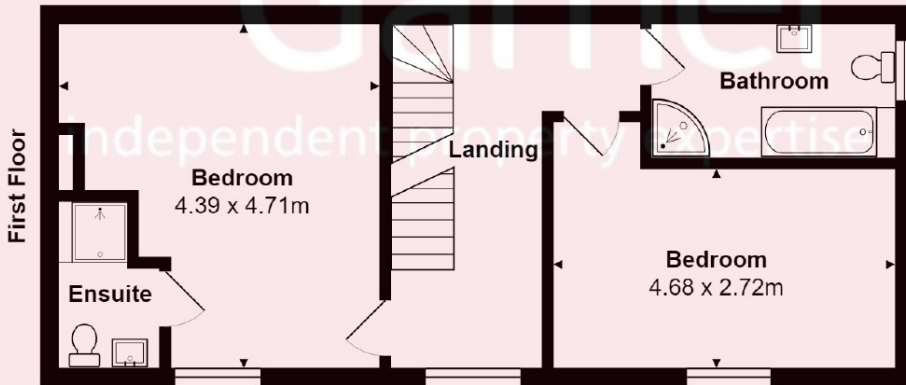
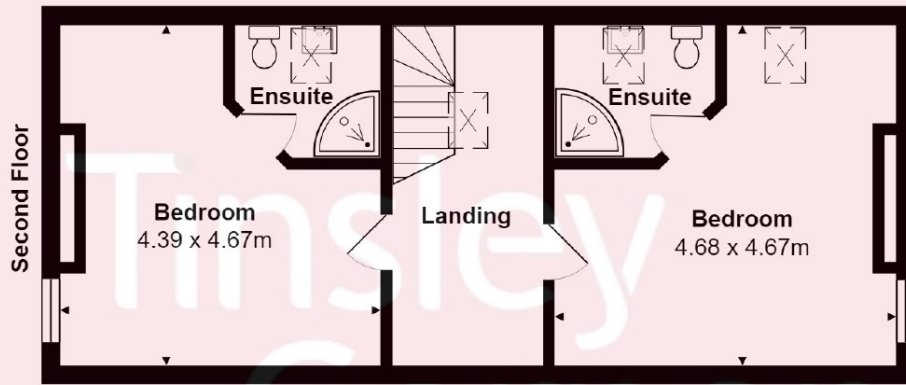


### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 147
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 900

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](http://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.





Total Area: 194.5 m<sup>2</sup>  
 All contents, positioning & measurements are approximate and for display purposes only  
 Plan produced by Thorin Creed

