

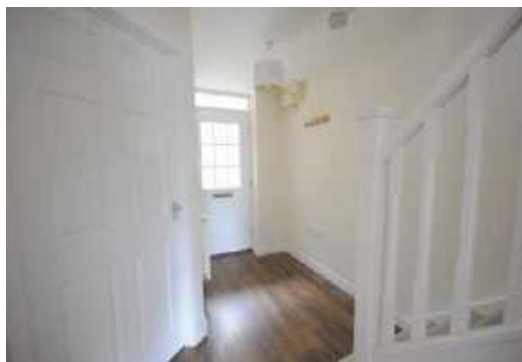


17 Valley View

Newcastle-Under-Lyme, ST5 3FB £800 Per month

**Tinsley
Garner**

independent property expertise



A very well presented modern three storey, three bedroom town house with garage located within walking distance of Newcastle town centre. Accommodation comprises storm porch, reception hallway, guest cloakroom, modern kitchen with appliances & lounge. The first floor offers a landing, two double bedrooms & family bathroom, to the second floor there is a very spacious master bedroom with en-suite shower room. Benefitting from UPVC double glazing throughout, gas central heating, off road parking & enclosed rear garden.

Unfurnished - Available early September

No Students

Minimum 12 months rental

Sorry no pets.

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Energy Performance Certificate



17, Valley View, NEWCASTLE, ST5 3FB

Dwelling type: Mid-terrace house
Date of assessment: 13 February 2020
Date of certificate: 13 February 2020

Reference number: 8850-6822-6970-0127-1296
Type of assessment: RdSAP, existing dwelling
Total floor area: 93 m²

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:	£ 1,962
Over 3 years you could save	£ 210

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 342 over 3 years	£ 228 over 3 years	
Heating	£ 1,296 over 3 years	£ 1,326 over 3 years	
Hot Water	£ 324 over 3 years	£ 198 over 3 years	
Totals	£ 1,962	£ 1,752	

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

Very energy efficient - lower running costs



The graph shows the current energy efficiency of your home.

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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£30	£ 96
2 Solar water heating	£4,000 - £6,000	£ 117
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 966

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



