



**£274,500**

**TENURE : FREEHOLD**

**Seabrooke Road, Rugeley. WS15 1HU**

**Bedrooms : 5**

**Bathrooms : 1**

**Reception Rooms : 1**

**Southwells**  
5 Horsefair, Rugeley, Staffs WS15 2EJ  
[southwellssales@gmail.com](mailto:southwellssales@gmail.com) | 01889582137  
Website: <https://www.southwellsproperties.co.uk/>

 **SOUTHWELLS**  
SALES & LETTINGS

Southwells are pleased to bring to the market this 5 bedroom semi detached house set in the popular location of Seabrooke Road, Brereton. Along with gas central heating, double glazing, a garage and driveway. This property boasts the following accommodation:

#### Front of property

Tarmac driveway with parking for up to 3 vehicles leading to garage doors and porch doors.

#### Entrance porch

UPVC front door. Tiled flooring. Light fitted to ceiling. UPVC door into entrance hall.

#### Entrance porch

UPVC front door. Tiled flooring. Light fitted to ceiling. UPVC door into entrance hall.

#### Entrance hall

Wooden flooring. Radiator. Light fitted to ceiling. Stairs off. Doors to lounge and kitchen off.

#### Lounge: 23'00" (7.02m) X 12'00" (3.66m)

Front facing bay window. Rear facing patio doors to conservatory. Wooden flooring. 2 lights fitted to ceiling. 4 lights fitted to wall. 2 radiators. Gas fire set in marble surround.

#### Conservatory: 9'07" (2.92m) X 7'01" (2.18m)

Of brick and glass construct. Vinyl flooring. 2 lights fitted to wall. UPVC door out to rear garden.

#### Kitchen: 10'06" (3.21m) X 7'01" (2.16m)

Rear facing window. Side door into garage. Vinyl flooring. 2 lights fitted to ceiling. Range of wall and base units. Resin sink and drainer. Pantry.

#### Stairs and landing

Carpeted flooring. Doors off to all upstairs rooms. Loft hatch to ceiling. Airing cupboard containing 'Valliant' combi- boiler.

#### Shower room: 7'01" (2.16m) X 5'08" (1.73m)

Rear facing opaque window. Vinyl flooring. Radiator. Light fitted to ceiling. White toilet and sink set in vanity units. Shower cubicle with glass surround and electric shower to wall.

#### Bedroom 1: 12'01" (3.69m) X 9'10" (3.01m)

Rear facing window. Carpeted flooring. Lights fitted to ceiling. Radiator. Built in wardrobes.

#### Bedroom 2: 9'10" (3.01m) X 10'07" (3.23m)

Front facing window. Wooden floor. Lights fitted to ceiling.

#### Bedroom 3: 9'01" (2.78m) X 8'02" (2.50m)

Front facing window. Wooden floor. Lights fitted to ceiling. Storage.

#### Bedroom 4: 14'01" (4.29m) X 7'01" (2.16m)

Front facing window. Carpeted flooring. Lights fitted to ceiling. Radiator.

#### Bedroom 5/ Study: 8'09" (2.68m) X 7'00" (2.13m)

Rear facing window. Wooden flooring. Lights fitted to ceiling.

#### Garage: 27'03" (8.32m) X 7'01" (2.16m)

Front bi fold doors. Rear UPVC door to garden. Fitted with electrics. Plumbing for automatic washing machine.

Rear of property

Slabbed patio area leading to lawns and borders. Fully enclosed.

**Tenure: Freehold**

**Viewings strictly through Southwells**

**01889582137**

**southwellssales@gmail.com**

**Disclaimer:**

**Southwell's for their selves and for the vendors or lessors of this property whose agents they are, give notice that**

**i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract.**

**ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct.**

**iii) intending purchaser or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspecting or otherwise as to the correctness of each of them.**

**iiii) no person in the employment of Southwell's has any authority to make or give any warranty whatever in relation to this property.**

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# Energy performance certificate (EPC)

1 Seabrook Road  
Brereton  
RUGELEY  
WS15 1HU

Energy rating

C

Valid until: **5 June 2032**

Certificate  
number: **0370-2450-8150-2922-7681**

## Property type

Semi-detached house

## Total floor area

100 square metres

## Rules on letting this property

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 [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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

### Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Average
Roof	Pitched, 300 mm loft insulation	Very good
Window	Fully double glazed	Average



Feature	Description	Rating
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 80% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	To unheated space, no insulation (assumed)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 211 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [What is primary energy use?](#)

### Environmental impact of this property

This property's current environmental impact rating is D. It has the potential to be C.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO<sub>2</sub>) they produce.

Properties with an A rating produce less CO<sub>2</sub> than G rated properties.

### An average household produces

6 tonnes of CO<sub>2</sub>

### This property produces

3.7 tonnes of CO<sub>2</sub>

### This property's potential production

2.2 tonnes of CO<sub>2</sub>

By making the [recommended changes](#), you could reduce this property's CO<sub>2</sub> emissions by 1.5 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

## Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from C (70) to B (83).

► [Do I need to follow these steps in order?](#)



### Step 1: Floor insulation (suspended floor)

Floor insulation (suspended floor)

#### Typical installation cost

£800 - £1,200

#### Typical yearly saving

£30

#### Potential rating after completing step 1

71 | C

### Step 2: Floor insulation (solid floor)

Floor insulation (solid floor)

#### Typical installation cost

£4,000 - £6,000

#### Typical yearly saving

£44

#### Potential rating after completing steps 1 and 2

73 | C

### Step 3: Solar water heating

Solar water heating

#### Typical installation cost

£4,000 - £6,000

## Typical yearly saving

£27

## Potential rating after completing steps 1 to 3

74 | C

## Step 4: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

### Typical installation cost

£3,500 - £5,500

### Typical yearly saving

£342

## Potential rating after completing steps 1 to 4

83 | B

## Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

### Estimated energy use and potential savings

### Estimated yearly energy cost for this property

£788

### Potential saving

£101

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you [complete each recommended step in order](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](https://www.simpleenergyadvice.org.uk/).

## Heating use in this property

Heating a property usually makes up the majority of energy costs.

### Estimated energy used to heat this property

Type of heating	Estimated energy used
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Space heating	11754 kWh per year
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Water heating	2235 kWh per year
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## Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

## Assessor contact details

### Assessor's name

Andrew Hood

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### Telephone

07753 749948

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### Email

[andyhood@centralsurveyorsmidlands.co.uk](mailto:andyhood@centralsurveyorsmidlands.co.uk)

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## Accreditation scheme contact details

### Accreditation scheme

Elmhurst Energy Systems Ltd

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### Assessor ID

EES/020912

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### Telephone

01455 883 250

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### Email

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

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# Assessment details

## Assessor's declaration

No related party

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## Date of assessment

20 May 2022

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## Date of certificate

6 June 2022

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## Type of assessment

▶ [RdSAP](#)

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## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.