



£175,000

TENURE : FREEHOLD

Moss Green, Rugeley, WS15 2NU

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 0

Southwells
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 **SOUTHWELLS**
SALES & LETTINGS

Southwells are pleased to bring to the market this semi detached 2 bedroom bungalow in Moss Green. Set in a good location, on a corner plot, with ample parking. This bungalow has double glazing and a warm air heating system throughout along with the following accommodation:

Front of property

Block paved driveway with ample parking leading to side of property, garage and rear access. UPVC door into entrance hall and UPVC door into kitchen.

Entrance hall

Carpeted flooring. Light fitting to ceiling. Doors off to bedrooms, lounge and bathroom.

Lounge: 18'03" (5.57m) X 10'08" (3.25m)

Rear facing window. Carpeted flooring. 2 light fittings to ceiling. Door into kitchen.

Kitchen: 9'01" (2.78m) X 7'00" (2.15m)

Rear facing windows. Side facing UPVC door. Tiled flooring. Strip light to ceiling. Range of wall and base units. Black resin sink and drainer with mixer tap. Plumbing for automatic washing machine. Integrated electric oven and hob. Pantry style cupboards. Cupboard containing warm air system.

Bedroom 1: 10'11" (3.34m) X 9'08" (2.96m)

Front facing window. Carpeted flooring. Light fitting to ceiling. Built in wardrobes.

Bedroom 2: 8'00" (2.45m) X 8'00" (2.45m)

Side facing window. Carpeted flooring. Light fitting to ceiling. Built in wardrobes.

Bathroom: 5'10" (1.79m) X 5'01" (1.56m)

Side facing opaque window. Carpeted flooring. Light fitting to ceiling. Loft hatch to ceiling. Fully tiles walls. Cupboard containing water tank. White bathroom suite comprising; low level toilet, sink and panel bath with shower over and folding glass shower screen.

Rear of property

Enclosed rear garden with side access. Low maintenance with slabbed patio and potting area.

Garage: 17'06" (5.35m) X 8'03" (2.51m)

With up and over door. Fitted with electrics.

Tenure: Freehold

EPC rating: D

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)

2 Moss Green
RUGELEY
WS15 2NU

Energy rating

D

Valid until: **28 February 2033**

Certificate number: **9400-6439-0522-3223-3973**

Property type

Semi-detached bungalow

Total floor area

36 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 D. 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		89 B
69-80	C		
55-68	D	59 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
Main heating	Warm air, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 88% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 421 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

An average household produces 6 tonnes of CO₂

This property produces 2.7 tonnes of CO₂

This property's potential production 0.6 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 2.1 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 rating

Follow these steps to improve the energy rating and score.

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£107
2. Increase hot water cylinder insulation	£15 - £30	£101
3. Hot water cylinder thermostat	£200 - £400	£66
4. Replacement warm air unit	£1,250 - £2,500	£140
5. Solar water heating	£4,000 - £6,000	£114
6. Solar photovoltaic panels	£3,500 - £5,500	£648

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£1359
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Potential saving if you complete every step in order	£528
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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.

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	4013 kWh per year
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Water heating	3921 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.

Saving energy in this property

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

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
Telephone	07753 749948
Email	andyhood@centralsurveyorsmidlands.co.uk

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/020912
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	27 January 2023
Date of certificate	1 March 2023
Type of assessment	RdSAP
