



 **2**  
Bedrooms

 **2**  
Bathrooms



This two bedroom home with a private gated entrance is hidden away in the picturesque village of Redbrook and has the local shop, parks, and pub, all within a five minute walk. Comprising of spacious open living on the ground floor and a large master bedroom with woodland views above, this home is ready to view now!

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Entrance Via UPVC double-glazed door leading into a large open plan space with Kitchen, dining and lounge. Vinyl flooring laid through to external door for access to courtyard style garden.

### Kitchen

To the left of the main entrance you have the kitchen comprising of a mix of base and eye level fitted units and drawers with laminate worktops. Integrated oven and gas hob with stainless steel extractor fan over. Space and plumbing for washing machine with integrated appliances. Vinyl flooring, tiled splash backs and double-glazed window to front elevation. Spot lighting.

### Lounge / Diner

A large and versatile space that can be set up as desired. Carpeted with double-glazed UPVC window to front elevation. TV point and power points. Access leads to ground floor bedroom and stairwell to first floor. Spot lighting and central ceiling lights.

### Bedroom Two

Wooden character door gives access to a large bedroom with carpeted flooring. Coved ceiling and built in wardrobe. Spot lights and power points. UPVC double-glazed window and door leading to en-suite.

### En-suite

Spacious en-suite with tiled flooring, four piece white suite comprising of; panel bath with shower over and glass screen, wash hand basin, low level push button W.C and bidet. Built in bathroom units with laminate tops. White heated towel rail and spot lights.

### First Floor Landing

Wooden stairway gives access to carpeted first floor landing with bespoke black metal banister. Power points and doors leading to bathroom and master bedroom.

### Bedroom One

A great size room carpeted with spot lights and built in wardrobe. Double-glazed large floor to ceiling windows with patio door having forest views and juliet balcony. TV point and power points.

## Bathroom

Tiled flooring and walls with white three piece suite comprising of; panel bath with shower over and glass screen, low level push W.C and wash hand basin. Built in units with laminate worktop over. Chrome effect heated towel rail. Wall mounted combi-boiler and small UPVC double-glazed obscured window to front elevation.

## Outside

### To the front

Private electric gate gives access to garage and parking. Main entrance has designated bin store. Access to the front door.

### To the rear

Charming courtyard style garden. Paved and providing a lovely outdoor space.

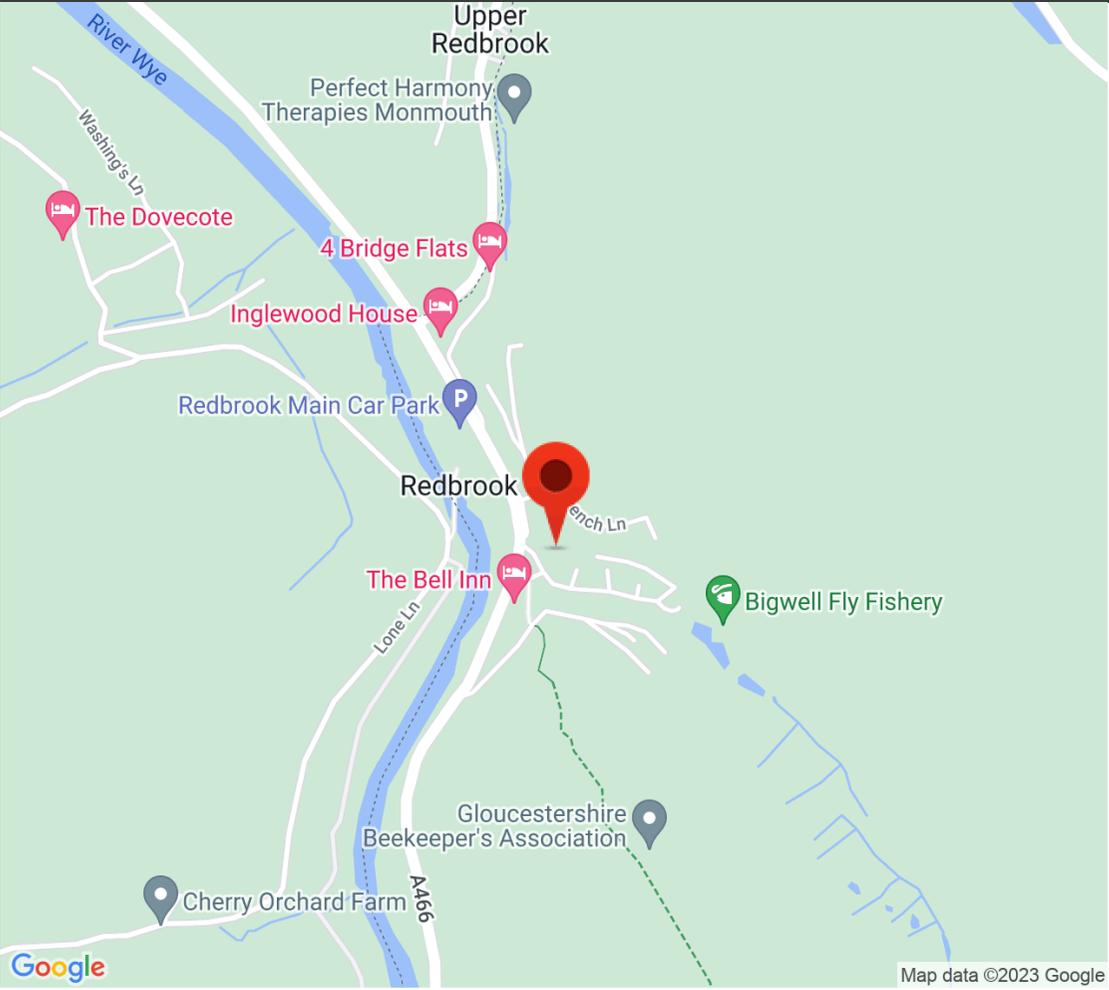
## Location:

Situated in the popular village of Redbrook this property is within walking distance of the local shop, parks, school and Pub. with access to the river and wye valley woodland walks. Monmouth is 6 miles away. Monmouth is a beautiful town with large supermarkets, coffee shops and retail shops.

## Agent Notes

EPC - C

Council Tax - C



# Energy performance certificate (EPC)

3 Tinmans Court  
Redbrook  
MONMOUTH  
NP25 4NE

Energy rating

C

Valid until: 20 July 2033

Certificate number: 2091-3028-6203-2067-7204

Property type

End-terrace house

Total floor area

101 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 rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

## Breakdown of property's energy performance

### Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and underfloor heating, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
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 181 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## How this affects your energy bills

An average household would need to spend **£1,707 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £209 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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### Heating this property

Estimated energy needed in this property is:

- 10,183 kWh per year for heating
  - 2,242 kWh per year for hot water
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## Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year. CO<sub>2</sub> harms the environment.

### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 3.2 tonnes of CO<sub>2</sub>

This property's potential production 1.8 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

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## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£120
2. Solar water heating	£4,000 - £6,000	£88
3. Solar photovoltaic panels	£3,500 - £5,500	£677

### Help 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.

### More ways to save energy

Find ways to save energy in your home by visiting [www.gov.uk/improve-energy-efficiency](http://www.gov.uk/improve-energy-efficiency).

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## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	John Harrison
Telephone	07766043629
Email	<a href="mailto:johnharrisondea@hotmail.co.uk">johnharrisondea@hotmail.co.uk</a>

### Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019625
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	21 July 2023
Date of certificate	21 July 2023
Type of assessment	<a href="#">RdSAP</a>

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