



Doolittle & Dalley.

**The Bungalow, 5C Lower Park, Bewdley, DY12 2DP
£775 Per Month**

- Fees Apply
- Detached bungalow EPC = E

- Quietly situated yet close to Bewdley town centre
- 2 double Bedrooms

- Gas fired central heating with double glazing
- Unfurnished

Dining Hall

Living room with living flame gas fire

Kitchen with Rayburn and cooker

Double bedroom

Double bedroom

New room

Energy Performance Certificate

St Lower Park
 BEWDLEY
 Worcestershire
 DY12 2DP

Dwelling type: Detached bungalow
 Date of assessment: 17 February 2010
 Date of certificate: 18 February 2010
 Reference number: 9238-0002-6262-7020-0044
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 91 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact Rating (CO ₂)			
Very energy efficient - best energy costs	Current	Potential	Very environmentally friendly - low CO ₂ emissions	Current	Potential
Very energy efficient - best energy costs	47	68	Very environmentally friendly - low CO ₂ emissions	57	77
A++			A++		
A+			A+		
A			A		
B+			B+		
B			B		
B-			B-		
C+			C+		
C			C		
C-			C-		
D+			D+		
D			D		
D-			D-		
E	47		E	57	
E+			E+		
F			F		
F+			F+		
G			G		
Very energy inefficient - high energy costs			Very environmentally unfriendly - high CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	421 kWh/m ² per year	250 kWh/m ² per year
Carbon dioxide emissions	6.4 tonnes per year	3.8 tonnes per year
Lighting	£22 per year	£17 per year
Heating	£926 per year	£577 per year
Hot water	£102 per year	£115 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Recommended measures to improve energy efficiency (recommended level which is most energy efficient):

- 1. Insulate the roof.
- 2. Insulate the walls.
- 3. Insulate the floor.
- 4. Improve the heating system.
- 5. Improve the lighting system.
- 6. Improve the hot water system.
- 7. Improve the ventilation system.
- 8. Improve the air conditioning system.
- 9. Improve the solar shading.
- 10. Improve the solar panels.