



£1,600 Per calendar month

The Lodge, Monksmead House Woolhampton Hill,  
RG7 5TA





# THE LODGE, MONKSMEAD HOUSE WOOLHAMPTON HILL, RG7 5TA

## UNFURNISHED

A gorgeous detached house down a country lane, nestled on a private estate within a stones throw of Woolhampton Primary School and Elstree School. The house comprises entrance hall, kitchen, dining room and living room which both have an open fire, down stairs WC and shower room. On the first floor there are three double bedrooms and a family bathroom. This picturesque property is presented to a high standard and will be decorated throughout as well as offering a bothy which is currently used as a study, garage, ample parking and a good sized gardens. The landlord will consider children but no pets. Agents Note: the price includes a gardener.

DEPOSIT: £2400

AVAILABLE: 6th June 2018

TERM: 12 Months Plus

Living room

Kitchen

Gardens

Garage and Bothy

Living room

Master bedroom

Bathroom

View

VIEWINGS



# Energy Performance Certificate



Woolhampton Lodge, Woolhampton Hill, Upper Woolhampton, READING, RG7 5TA

Dwelling type: Detached house  
Date of assessment: 29 April 2013  
Date of certificate: 29 April 2013  
Reference number: 0607-2871-7840-9627-5915  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 260 m²

## Use this document to:

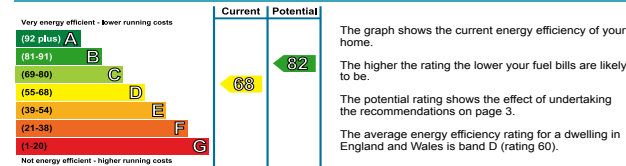
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,580
Over 3 years you could save	£ 1,428

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 453 over 3 years	£ 282 over 3 years	
Heating	£ 4,611 over 3 years	£ 3,561 over 3 years	
Hot Water	£ 516 over 3 years	£ 309 over 3 years	
Totals	£ 5,580	£ 4,152	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor Insulation	£800 - £1,200	£ 351	✓
2 Draught proofing	£80 - £120	£ 138	✓
3 Low energy lighting for all fixed outlets	£45	£ 138	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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