

**BOTHAMS
MITCHELL SLANEY**

Independent Estate Agents, Chartered Surveyors and Valuers



**26C Thanet Street
Clay Cross, Chesterfield, S45 9JR**



New compact duplex cottage with electric heating, fitted kitchen area including cooker, hob and washing machine, spiral staircase down to a bedroom and shower room. The property is close to the centre of Clay Cross and has the benefit of secure off road parking.

Available for viewings from 21st September 2019.

RENT £85pw, £400 BOND.

£90 Per week

West Bars House | West Bars | Chesterfield | Derbyshire | S40 1AQ

Tel: 01246 233121

enquiries@bothams.co.uk

Fax: 01246 231238

Please note - All measurements are approximate.

Key Features:

- *New Compact Duplex Cottage
- *Electric Heating
- *Fitted Kitchen Area
- *Some Appliances Included
- *Spiral Staircase
- *Bedroom
- *Shower Room
- *Secure Off Road Parking

EPC

Energy Performance Certificate

26c Thanet Street, Clay Cross, CHESTERFIELD, S45 9JR

Dwelling type: Detached house	Reference number: 0059-2810-7943-9323-9471
Date of assessment: 20 April 2017	Type of assessment: RdSAP, existing dwelling
Date of certificate: 02 May 2017	Total floor area: 25 m ²

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:	£ 1,266
Over 3 years you could save	£ 435

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 78 over 3 years	£ 78 over 3 years	<div style="background-color: #2ECC71; color: white; padding: 5px; width: fit-content; margin: 0 auto;"> You could save £ 435 over 3 years </div>
Heating	£ 753 over 3 years	£ 570 over 3 years	
Hot Water	£ 435 over 3 years	£ 183 over 3 years	
Totals	£ 1,266	£ 831	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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 High heat retention storage heaters	£800 - £1,200	£ 180	✔
2 Solar water heating	£4,000 - £6,000	£ 252	✔
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 837	✔

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

FINANCIAL ADVICE

Bothams Mitchell Slaney introduces to St. James's Place Wealth Management plc which is authorised and regulated by the Financial Services Authority. They can provide you with Financial Solutions for, Mortgages, Investment, Inheritance Tax Planning etc. Peter Boardman, St. James's Place Partnership office 01246 559616, mobile 07836 241900 or email: peter.boardman@sjpp.co.uk.

PROPERTY MISDESCRIPTIONS ACT 1991

The Agents, Bothams Mitchell Slaney for themselves and for the sellers of this property give notice that the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of the Agents, Bothams Mitchell Slaney has any authority to make or give any representation or warranty whatever in relation to this property.

