



**£252,500**

**TENURE : FREEHOLD**

**70 Fortescue Lane , WS15 2AD**

**Bedrooms : 2**

**Bathrooms : 2**

**Reception Rooms : 1**

**Southwells**

5 Horsefair, Rugeley, Staffs WS15 2EJ

southwellssales@gmail.com | 01889582137

Website: <https://www.southwellsproperties.co.uk/>

 **SOUTHWELLS**  
SALES & LETTINGS

Southwells are pleased to bring to the market this well kept 2 bedroom semi detached bungalow. With a driveway and garage and an enclosed rear garden, this property is set in a very popular area within walking distance of the local town, doctors surgery and travel routes.

Providing two bathrooms, one with a walk in shower and one with a corner bath, along with a large conservatory, utility room and a large boarded loft as well as the kitchen, lounge, and bedrooms this property has a lot offer!

### **Front of property**

Block paved driveway and low maintenance astroturf front leading to entrance porch, garage, front and side access to rear.

### **Entrance Porch**

Of glass and upvc construction, with sliding patio door,

tiled flooring, door off to garage. Upvc door into entrance hall

### **Entrance hall**

Wooden flooring, doors off to lounge, kitchen and storage cupboard.

### **Lounge: 16'11" (5.17m) x 12'10" (3.92m)**

Front facing window. Carpeted flooring, 2 x light fittings to ceiling. Gas fireplace set in surround. Door to inner hallway.

### **Inner Hall**

Carpeted floor, storage cupboard, loft hatch to ceiling, great storage place fully boarded with ladder. Doors off to bedroom and bathroom

### **Bathroom: 6'04" (1.94m) x 6'09" (2.07m)**

Side facing opaque window, fully tiled floors and walls, radiator, light fitting to ceiling. Corner cream bath, toilet and sink.

### **Bedroom 1: 12'10" (3.93m) x 12'06" (3.82m)**

Rear facing patio doors into conservatory. Carpeted flooring, light fitting to ceiling. Built in wardrobes.

### **Bedroom 2: 10'00" (3.05m) x 8'07" (2.61m)**

Rear facing patio door into conservatory. Carpeted flooring, light fitting to ceiling. Built in wardrobes.

### **Conservatory: 23'02" (7'08m) x 11'10" (3.61m)**

Of brick and, glass and upvc construction. Laminate flooring. Air conditioning unit. Radiator. side door to rear and double doors to rear garden.

### **Kitchen: 13'11" (4.25m) x 8'05" (2.65m)**

Front facing window. Laminate flooring, light fitting to ceiling, under cupboard lighting. Range of wall and base units. Integrated oven and gas hob. Resin sink and drainer with mixer tap. Integrated fridge. Doorway to outer hall.

## **Outer Hall**

Tiled flooring, doors off to utility room, garage and shower room. Light fitting to ceiling.

### **Shower Room: 8'03" (2.53m) x 4'00" (1.23m)**

Rear facing opaque window. Fully tiled walls and floor. Walk in shower with glass sliding doors. 3 x spotlights.

### **Utility Room: 13'11" (4.26m) x 4'08" (1.42m)**

Rear and side facing windows. Door to rear garden. Tiled flooring. Plumbing for automatic washing machine and dishwasher and drier.

### **Garage: 14'05" (4.40m) x 7'07" (2.32m)**

Electric up and over door. Side facing door into entrance porch fitted with electrics and 'Worcester Bosch' boiler to wall

## **Rear Garden**

Fully enclosed rear garden with lawn, well maintained mature borders, gated access to the front and a garden shed.

**Tenure: Freehold** (though this is yet to be verified by solicitors)

**Council Tax Band: C**

**EPC Rating: D**

**Viewings:** Strictly through Southwells 01889-582137 southwellsales@gmail.com

## **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.**

**Southwells**

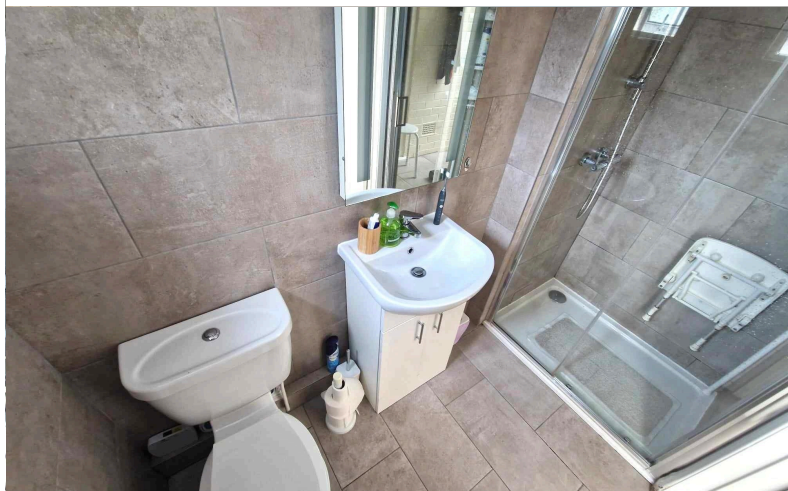
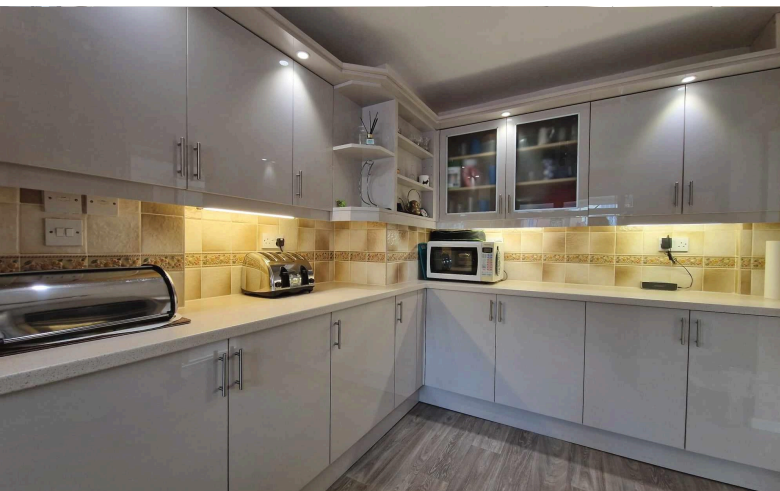
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SAMPLE



# Energy performance certificate (EPC)

70 Fortescue Lane RUGELEY WS15 2AD	Energy rating <b>D</b>	Valid until: <b>14 September 2033</b>
		Certificate number: <b>3637-1228-3300-0350-0276</b>

**Property type** Semi-detached bungalow

**Total floor area** 69 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 D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	65 <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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, no insulation (assumed)	Poor



Feature	Description	Rating
Roof	Pitched, insulated at rafters	Poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 78% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 278 kilowatt hours per square metre (kWh/m<sup>2</sup>).

▶ [About primary energy use](#)

## Additional information

Additional information about this property:

- Cavity fill is recommended

### How this affects your energy bills

An average household would need to spend **£1,785 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 £328 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.

## Heating this property

Estimated energy needed in this property is:

- 10,088 kWh per year for heating
- 1,995 kWh per year for hot water

### Impact on the environment

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

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** 3.4 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.

## Changes you could make

▶ [Do I need to follow these steps in order?](#)

## Step 1: Cavity wall insulation

Typical installation cost £500 - £1,500

Typical yearly saving £95

Potential rating after completing step 1 **66 D**

## Step 2: Floor insulation (suspended floor)

Typical installation cost £800 - £1,200

Typical yearly saving £147

Potential rating after completing steps 1 and 2 **69 C**

## Step 3: Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving £87

Potential rating after completing steps 1 to 3 **70 C**

## Step 4: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £3,500 - £5,500

Typical yearly saving £645

Potential rating after completing steps 1 to 4 **82 B**

## 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.](#)

### 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 Andrew Hood

Telephone 07753 749948

Email [andyhood@centralsurveyorsmidlands.co.uk](mailto:andyhood@centralsurveyorsmidlands.co.uk)

## Contacting the accreditation scheme

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

<b>Accreditation scheme</b>	Elmhurst Energy Systems Ltd
<b>Assessor's ID</b>	EES/020912
<b>Telephone</b>	01455 883 250
<b>Email</b>	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

## About this assessment

<b>Assessor's declaration</b>	No related party
<b>Date of assessment</b>	30 August 2023
<b>Date of certificate</b>	15 September 2023
<b>Type of assessment</b>	▶ <a href="#">RdSAP</a>

### Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

### OGL

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