

£195,000

TENURE : FREEHOLD

Campbell Close, Rugeley. WS15 2PP

Bedrooms : 3

Bathrooms : 1

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 modern well presented 3 bedroom end terrace house on Campbell Close in Rugeley. Within walking distance of schools, shops and bus routes, this property would make an ideal family home. Providing a detached garage and off road parking as well as gas central heating and double glazing throughout, this property also has the following accommodation:

Front of property

Enclosed front garden with concrete path leading to front door and gated side access to rear.

Entrance porch

Brick built entrance porch with UPVC front door. Light fitting to wall. Side facing window and wooden inner door to lounge.

Lounge: 14'08" (4.47m) X 13'07" (4.14m)

Front facing double glazed windows. Laminate flooring. Wall length radiator. Light fitting to ceiling. Open plan through to dining area and kitchen.

Dining area and kitchen: 14'07" (4.46m) X 10'05" (3.18m)

Rear facing windows and UPVC door to rear garden. laminate flooring. 2 light fittings to ceiling. Wall length radiator. Understairs storage cupboard and further storage cupboard.

Kitchen area

Range of wall and base units with laminate work surfaces. Black resin sink and drainer with mixer tap. Integrated electric oven and hob with extractor over. Plumbing for automatic washing machine and dishwasher.

Stairs and landing

Part open plan staircase with white wooden balustrade and handrail. Carpeted flooring. Light fitting to ceiling. Loft hatch to ceiling. Doors off to all upstairs rooms.

Shower room: 5'11" (1.80m) X 5'05" (1.65m)

Modern monochrome shower room with rear facing obscured glass window. Vinyl flooring. Spotlights to ceiling. Sheet tiling to walls. Walk in shower cubicle with waterfall style shower. White toilet and sink both set in vanity unit. Block towel radiator to wall. Extractor to wall.

Bedroom 1: 14'05" (4.39m) X 8'05" (2.57m)

Front facing window. Carpeted flooring. Light fitting to ceiling. Radiator.

Bedroom 2: 9'04" (2.86m) X 8'00" (2.44m)

Rear facing window. Carpeted flooring. Light fitting to ceiling. Radiator.

Bedroom 3: 10'02" (3.09m) X 5'11" (1.82m)

Front facing window. Carpeted flooring. Light fitting to ceiling. Radiator. Over the stairs storage.

Rear of property

Enclosed rear garden with gated side access to the front of the property. Low maintenance astro turf lawn and block paved patio area.

Garage: 18'02" (5.53m) X 8'06" (2.59m)

Detached garage located at the end of the rear garden with up and over door, side UPVC door to garden and with electrics and lighting. Off road parking situated next to garage.

Tenure: Freehold

Viewings: Strictly through Southwells 01889582137 southwellssales@gmail.com

Council Tax Band: B

EPC Rating: C

Construction: Standard Brick Construction

Electric Supply: Mains

Gas Supply: Mains

Water Supply: Mains

Sewerage: Mains

Broadband and mobile coverage: TBC

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.

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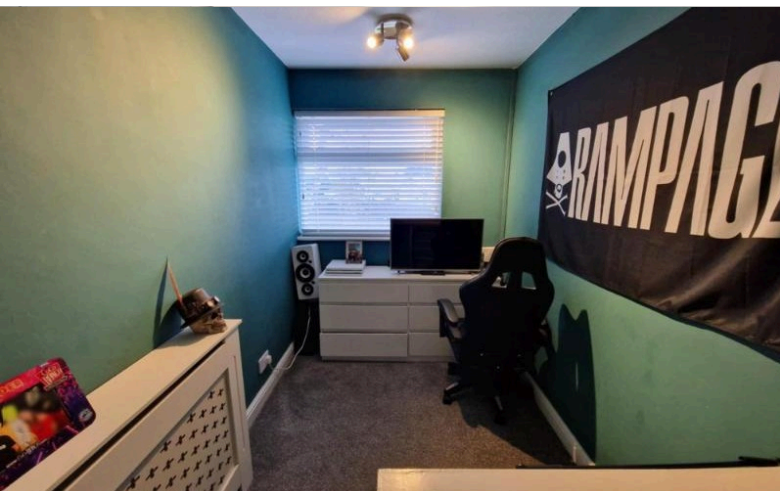
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Energy performance certificate (EPC)

39 Campbell Close RUGELEY WS15 2PP	Energy rating C	Valid until: 26 November 2034
		Certificate number: 3334-7529-5409-0653-4226

Property type	End-terrace house
Total floor area	66 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 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		87 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, filled cavity	Average
Roof	Pitched, 100 mm loft insulation	Average
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 all fixed outlets	Very good
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 205 kilowatt hours per square metre (kWh/m2).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£818 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 £92 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 6,852 kWh per year for heating
- 1,944 kWh per year for hot water

Impact on the environment

This property's 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 (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	2.4 tonnes of CO2
This property's potential production	1.1 tonnes of CO2

You could improve this property's CO2 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.

Steps you could take to save energy

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

Step 1: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
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Typical yearly saving	£47
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Potential rating after completing step 1	74 C
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Step 2: Solar water heating

Typical installation cost	£4,000 - £6,000
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Typical yearly saving	£45
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Potential rating after completing steps 1 and 2	75 C
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Step 3: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
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Typical yearly saving	£440
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Potential rating after completing steps 1 to 3	87 B
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Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)

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	Mark Barfoot
Telephone	07709157220
Email	markjb1979@gmail.com

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/032628
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	27 November 2024
Date of certificate	27 November 2024
Type of assessment	► RdSAP

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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	9308-0936-6282-9939-9910 (/energy-certificate/9308-0936-6282-9939-9910)
Expired on	9 December 2021

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

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5) [Service performance \(/service-performance\)](#)

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