

£195,000

TENURE : FREEHOLD

Sycamore Crescent, Rugeley. WS15 1HQ

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 3 bedroom spacious semi detached house situated on the ever popular Five Oaks Estate in Brereton. There is gas central heating and double glazing. Driveway and garage. The property is need of some TLC making this an ideal family home.

Front of property

Block paved driveway leading to garage and entrance porch. Raised bedding area.

Entrance Porch

UPVC front door into: Vinyl flooring, twin aspect windows, light fitting to ceiling, wooden door into entrance hall

Entrance Hall:

Carpeted flooring, light fitting to wall. Radiator to wall. Stairs off, doors off to lounge and kitchen.

Lounge: 12' 01" (3.70m) x 12'01" (3.70m)

Front facing bay window, carpeted flooring, light fitting to ceiling and wall, radiator to wall. Gas fire.

Kitchen: 10'04" (3.16m) x 7'02" (2.18m)

Rear facing window, vinyl flooring, light fitting to ceiling. Range of wall and base units. Plumbing for gas cooker. Resin sink and drainer with mixer tap Pantry style cupboard. Doors off to dining room and utility

Utility Room: 10'04" (3.16m) x 6'10" (2.09m)

Rear facing UPVC door to rear garden. Vinyl flooring, light fitting to ceiling, boiler to wall. Internal door to garage. Plumbing for automatic washing machine

Garage: 10'06" (3.20m) x 6'10" (2.08m)

Bifolding metal front doors. Internal door to utility room. Fitted with electrics and lighting.

Dining room: 10'08" (3.26m) x 10'05" (3.18m)

Rear facing UPVC sliding patio doors into conservatory, light fitting to ceiling. Gas fire to wall

Conservatory: 10'03" (3.13m) x 6'04" (1.93m)

Of UPVC and glass construction. Tiled flooring. Corrugated plastic roof. Side access door to rear garden. Light fitting to ceiling.

Stairs and Landing

Partially enclosed stairway with wooden hand rail. Carpeted flooring, light fitting to ceiling. Storage cupboard containing water tank. Doors off to all upstairs rooms.

Bathroom: 7'01" (2.16m) x 7'02" (2.18m)

Rear facing obscured glass window. Carpeted flooring, light fitting to ceiling. Radiator to wall. Pink suite comprising low level toilet, sink set in vanity unit and panel bath with shower over and foldable glass shower screen.

Bedroom 1: 12'01" (3.69m) x 10'09" (3.29m)

Front facing window, carpeted flooring, light fitting to ceiling, radiator to wall. Built in wardrobes with mirrored sliding doors.

Bedroom 2: 10'09" (3.29m) x 10'05" (3.19m)

Rear facing window. Carpeted flooring, light fitting to ceiling radiator to wall

Bedroom 3: 7'11" (2.42m) x 9'02" (2.80m)

Front facing window. Carpeted flooring, light fitting to ceiling. Radiator to wall.

Rear of property:

Fully enclosed rear garden with tiered bedding areas and large shed. Access to utility and garage.

Tenure: Freehold

Viewings: Strictly through Southwells 01889582137 southwellssales@gmail.com

Council Tax Band: C

EPC Rating: E

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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Energy performance certificate (EPC)

33, Sycamore Crescent Brereton RUGELEY WS15 1HQ	Energy rating E	Valid until: 27 July 2029
		Certificate number: 2438-2032-7213-6251-8990

Property type	Semi-detached house
Total floor area	79 square metres

Rules on letting this property

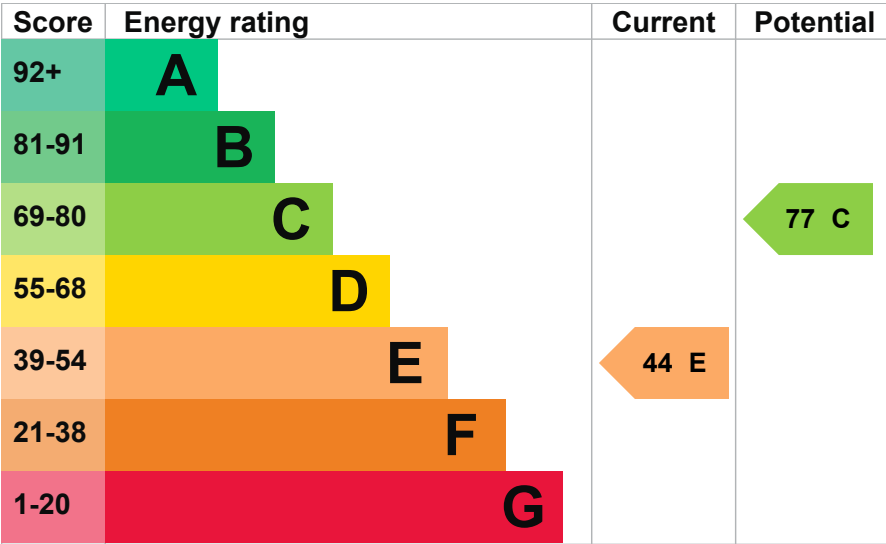
Properties can be let if they have an energy rating from A to E.

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 E. It has the potential to be C.

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



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
Roof	Pitched, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Average
Lighting	Low energy lighting in 18% of fixed outlets	Poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 456 kilowatt hours per square metre (kWh/m²).

► [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 **£1,302 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 £539 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 14,001 kWh per year for heating
- 3,480 kWh per year for hot water

Impact on the environment

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

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 CO ₂
This property produces	6.3 tonnes of CO ₂

This property's potential production

2.6 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: Cavity wall insulation

Typical installation cost	£500 - £1,500
Typical yearly saving	£135
Potential rating after completing step 1	50 E

Step 2: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£44
Potential rating after completing steps 1 and 2	52 E

Step 3: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost	£15 - £30
Typical yearly saving	£31
Potential rating after completing steps 1 to 3	53 E

Step 4: Low energy lighting

Typical installation cost	£45
Typical yearly saving	£42
Potential rating after completing steps 1 to 4	55 D

Step 5: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

Typical installation cost	£350 - £450
Typical yearly saving	£41
Potential rating after completing steps 1 to 5	56 D

Step 6: Replace boiler with new condensing boiler

Typical installation cost	£2,200 - £3,000
Typical yearly saving	£206
Potential rating after completing steps 1 to 6	65 D

Step 7: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£38
Potential rating after completing steps 1 to 7	67 D

Step 8: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£309
Potential rating after completing steps 1 to 8	77 C

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:

- Insulation: [Great British Insulation Scheme](#)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)
- Help from your energy supplier: [Energy Company Obligation](#)

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	Jon Welsh
Telephone	07875448192
Email	jcwelsh7638@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/006960

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

About this assessment

Assessor's declaration	No related party
Date of assessment	27 July 2019
Date of certificate	28 July 2019
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).

There are no related certificates for this property.

[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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