



£149,950

TENURE : FREEHOLD

Holyoak Place, Rugeley. WS15 2NP

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 mid terraced house set in Holyoak Place in Rugeley. Close to all local amenities such as schools, doctors surgeries, shops and bus routes. This property boasts gas central heating and double glazing throughout, a detached garage and the following accommodation:

Front of property

Enclosed front garden with lawn and slabbed path to front door.

Entrance hall

UPVC front door into. Laminate flooring. Light fitting to ceiling. Radiator to wall. Stairs off. Door off to kitchen.

Kitchen: 13'11" (4.24m) X 8'07" (2.63m)

Rear facing window and UPVC door to rear garden. Tiled flooring and part tiled walls. Light fitting to ceiling. Radiator to wall. Range of wall and base units with stainless steel sink and drainer with mixer tap. Integrated electric oven with 5 ring gas hob integrated above with extractor over. 'Feroli' combi boiler to wall. Useful understairs storage cupboard. Door to lounge.

Lounge: 20'08" (6.30m) X 11'00" (3.37m)

Front facing window. Rear facing UPVC and glass door to rear garden. Laminate flooring. 2 light fittings to ceiling. Radiator to wall.

Stairs and landing

Enclosed stairway with carpeted flooring. Light fitting to ceiling. Loft hatch to ceiling. Doors off to all upstairs rooms.

Toilet: 6'03" (1.90m) X 2'07" (0.79m)

Rear facing obscured glass window. Vinyl flooring. Light fitting to ceiling. Low level white toilet.

Bathroom: 6'03" (1.90m) X 4'10" (1.49m)

Rear facing obscured glass window. Vinyl flooring. Part tiled walls. Light fitting to ceiling. White sink. White panel bath with electric 'Tritan' shower over. Radiator to wall.

Bedroom 1: 11'10" (3.62m) X 10'10" (3.31m)

Front facing window. Laminate flooring. Light fitting to ceiling. Radiator to wall.

Bedroom 2: 13'03" (4.05m) X 8'07" (2.63m)

Rear facing window. Carpeted flooring. Light fitting to ceiling. Radiator to wall. Built in wardrobe.

Bedroom 3: 8'11" (2.71m) X 9'00" (2.75m)

Front facing window. Carpeted flooring. Light fitting to ceiling. Radiator to wall. Over stair storage box and cupboard.

Rear of property

Low maintenance rear garden with slabbed seating area and astroturf lawn. With outside storage and side access to garage.

Outside storage: 12'02" (3.73m) X 4'00" (1.23m)

Brick built.

Garage: 15'08" (4.78m) X 8'00" (2.45m)

Of concrete construct. Detached from property on site. With up and over door and wooden side door. Fitted with electrics.

Parking available to rear.

Tenure: Freehold

Viewings: Strictly through Southwells 01889582137 southwellssales@gmail.com

Council Tax Band: A

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.

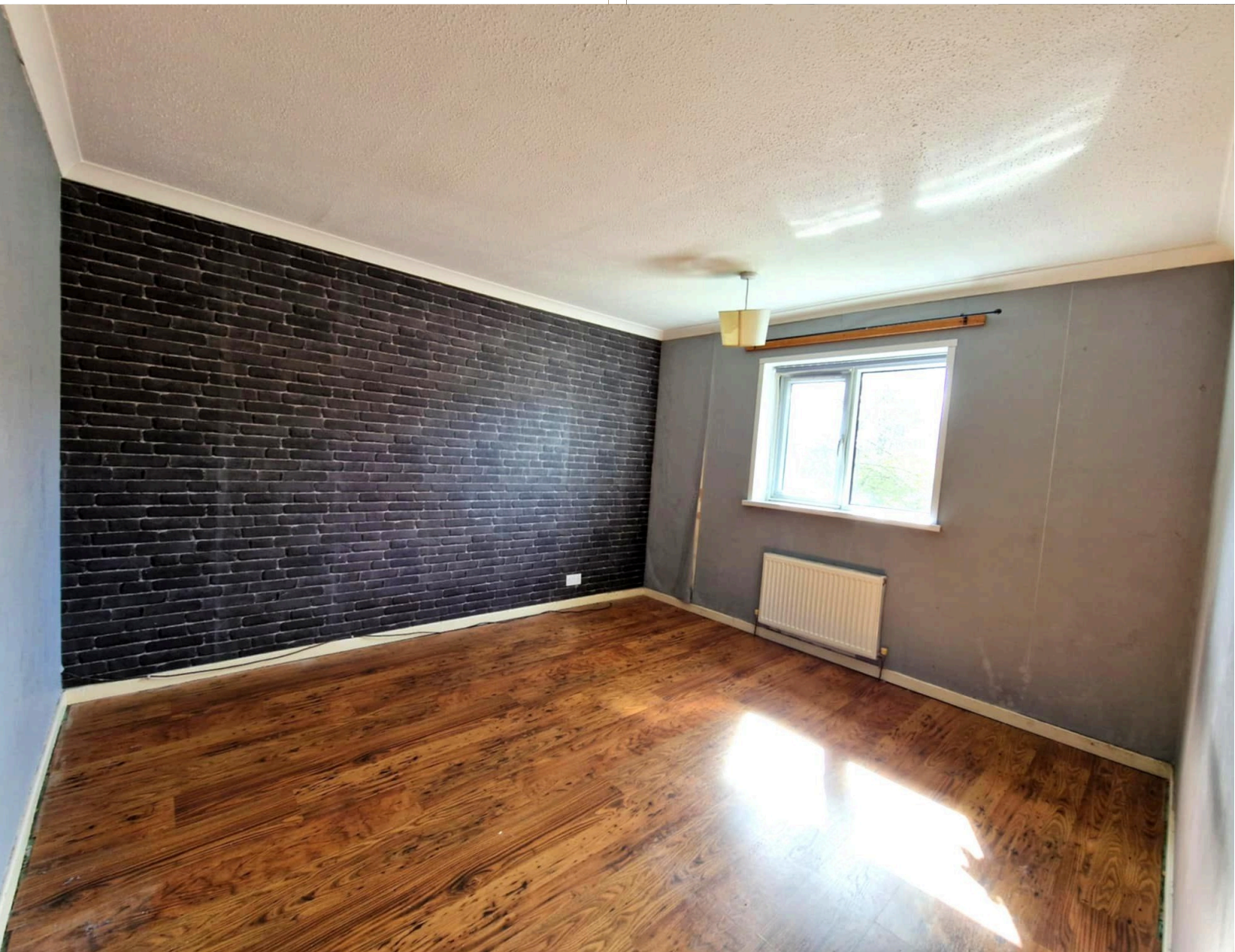
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Energy performance certificate (EPC)

37 Holyoake Place RUGELEY WS15 2NP	Energy rating C	Valid until: 5 June 2033
		Certificate number: 2145-1119-8362-5116-1153

Property type	Mid-terrace house
Total floor area	74 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		83 B
69-80	C	69 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	System built, as built, no insulation (assumed)	Very poor
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Good
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 80% of 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 228 kilowatt hours per square metre (kWh/m2).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£1,530 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 £128 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:

- 9,417 kWh per year for heating
- 1,840 kWh per year for hot water

Impact on the environment

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

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	3.0 tonnes of CO2
This property's potential production	1.8 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	£55
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Potential rating after completing step 1	70 C
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Step 2: Solar water heating

Typical installation cost	£4,000 - £6,000
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Typical yearly saving	£72
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Potential rating after completing steps 1 and 2	71 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	£648
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Potential rating after completing steps 1 to 3	83 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	Anthony Burns
Telephone	07840170950
Email	anthony@arbenergyassessor.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	ECMK
Assessor's ID	ECMK304738
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	6 June 2023
Date of certificate	6 June 2023
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	0988-2881-6038-9309-5365 (/energy-certificate/0988-2881-6038-9309-5365)
Expired on	9 July 2021

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

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