



Anne James
proud to be independent



Monthly Rental Of £900.00pcm

The Hollies Penny Lane Kingswood BS15 4FL

BRAND NEW DETACHED BUNGALOW

TWO BEDROOMS

STUNNING OPEN PLAN SPLIT LEVEL LOUNGE & KITCHEN

CONTEMPORARY STYLE BATHROOM

GARDENS

AVAILABLE END OF JANUARY 2013



89A BATH ROAD LONGWELL GREEN BRISTOL BS30 9DF

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The accommodation comprises more fully as follows: - (all measurements are approximate)

AWAITING CONFIRMATION OF MEASUREMENTS

For the tenure of this property please log onto www.landregistry.co.uk

These particulars are issued on the understanding that all negotiations are conducted through the agent. They are believed to be correct but their accuracy is not guaranteed. They do not form any part of any contract.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Items shown in photographs are NOT included unless specially mentioned within the sales particulars. They may however be available by separate negotiation.

Energy Performance Certificate



The Hollies, Penny Lane, Kingswood, BRISTOL, BS15 4FL

Dwelling type: Detached bungalow
Date of assessment: 18 March 2013
Date of certificate: 18 March 2013

Reference number: 0908-2868-7570-9297-7571
Type of assessment: RdSAP, existing dwelling
Total floor area: 48 m²

Use this document to:

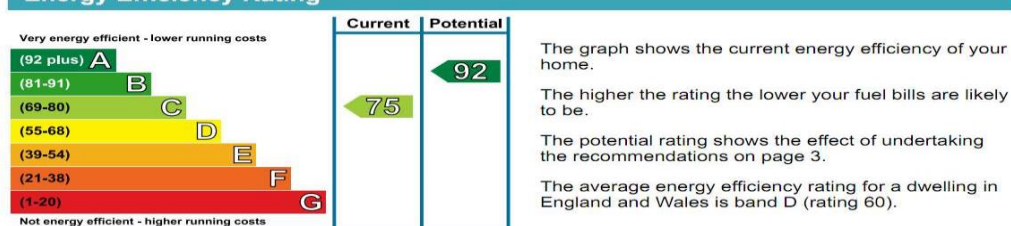
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,137
Over 3 years you could save	£ 84

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 96 over 3 years	
Heating	£ 843 over 3 years	£ 855 over 3 years	
Hot Water	£ 102 over 3 years	£ 102 over 3 years	
Totals	£ 1,137	£ 1,053	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



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 Low energy lighting for all fixed outlets	£45	£ 84	
2 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 726	✓
3 Wind turbine	£1,500 - £4,000	£ 57	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.