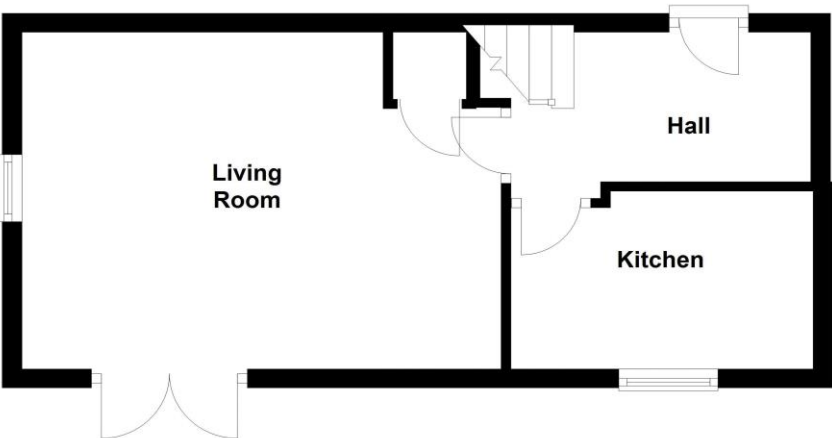


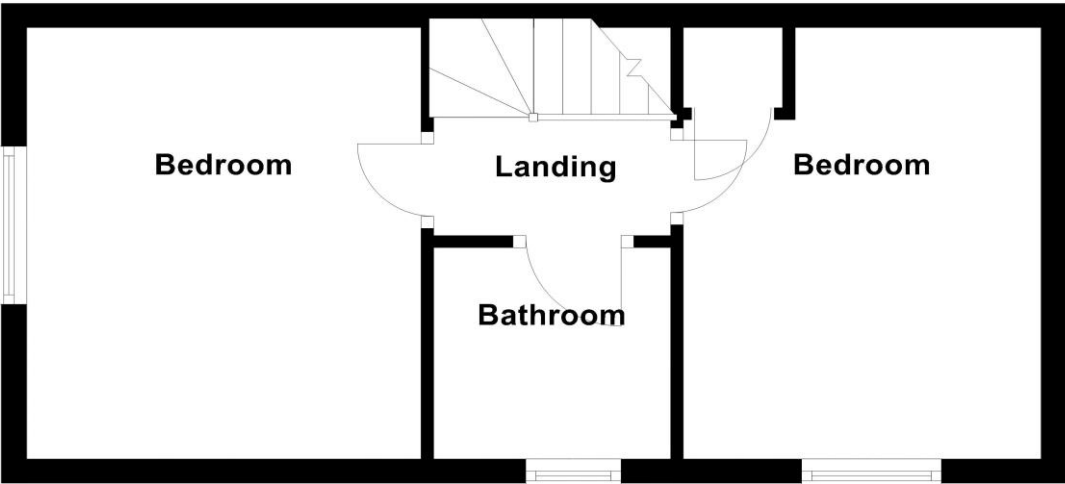
floorplan

Ground Floor



This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. Whilst every care has been taken to ensure the accuracy of the floorplan, measurements, door/ window positions and rooms are approximate and no responsibility is taken for any error omission or miss-statement.
Plan produced using PlanUp.

First Floor



room sizes

Entrance Hallway

Lounge/Diner
15' 9" x 12' 4" (4.80m x 3.76m)

Kitchen
9' 10" x 5' 10" (2.99m x 1.78m)

Landing

Bedroom 1
0' 0" x 0' 0" (0.00m x 0.00m)

Bedroom 2
12' 0" x 9' 4" (3.65m x 2.84m)
reducing to 6'2

Bathroom

Rear Garden

Allocated parking spaces

33 Long Mead, Brimsham Park, Yate
Bristol
BS37 7YT

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the details

- reception rooms: 1
- bedrooms: 2
- bathrooms: 1
- location: Brimsham park
- age: Modern
- type: House
- style: Terraced
- council tax band:
- energy rating:



description

Woods are pleased to offer this 2 bedroom corner property situated in a popular cul-de-sac position in Brimsham Park, the property briefly comprises entrance hallway, lounge/diner, kitchen, 2 double bedrooms, modern white bathroom suite, gas c/heating, UPVC double glazing, garden and allocated parking spaces.



Energy Performance Certificate

33, Long Mead, Yate, BRISTOL, BS37 7YT
Dwelling type: End-terrace house
Date of assessment: 21 September 2016
Date of certificate: 21 September 2016
Reference number: 8246-7221-4240-7769-8826
Type of assessment: RdSAP, existing dwelling
Total floor area: 56 m²

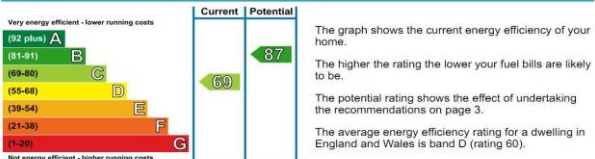
Use this document to:
• Compare current ratings of properties to see which properties are more energy efficient
• Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 1,755
Over 3 years you could save £ 300

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 195 over 3 years	£ 120 over 3 years	You could save £ 300 over 3 years
Heating	£ 1,170 over 3 years	£ 1,107 over 3 years	
Hot Water	£ 390 over 3 years	£ 228 over 3 years	
Totals	£ 1,755	£ 1,455	

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 Floor insulation (suspended floor)	£800 - £1,200	£ 84	✓
2 Low energy lighting for all fixed outlets	£25	£ 66	✓
3 Solar water heating	£4,000 - £6,000	£ 150	✓

See page 3 for a full list of recommendations for this property.
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.