



**Chestnut Tree Cottage, Bakers Orchard**  
**Monthly Rental Of £1,675**

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## Chestnut Tree Cottage, Wooburn Green

A comfortable modern terraced cottage in a convenient location in the centre of this pretty village with its range of amenities including grocery store, pubs and schools. Access to the M40 is a short drive away as are High Wycombe and Beaconsfield with fast train links to central London. Accommodation comprises entrance hall, with cloakroom and access to garage, living room with dining area, kitchen, master bedroom with en suite shower room, 2 further bedrooms, family bathroom. Enclosed rear garden, parking and garage. Available end of February 2014, unfurnished.



- Modern terraced cottage
- Open plan living/dining room
- Fitted kitchen
- Master bedroom with en suite shower room
- 2 further bedrooms
- Family bathroom
- Garage
- Garden
- Energy Performance rating TBC

## Energy Performance Certificate

**Chestnut Tree Cottage, Bakers Orchard, Wooburn Green, HIGH WYCOMBE, HP10 0LS**

**Dwelling type:** Mid-terrace house      **Reference number:** 0412-2887-7590-9394-6395  
**Date of assessment:** 13 January 2014      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 13 January 2014      **Total floor area:** 70 m<sup>2</sup>

**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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,893</b>
<b>Over 3 years you could save</b>	<b>£ 552</b>

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 270 over 3 years	£ 135 over 3 years	<div style="background-color: #4F7942; color: white; padding: 10px; text-align: center; width: 60px; margin: 0 auto;">           You could save £ 552 over 3 years         </div>
Heating	£ 1,164 over 3 years	£ 978 over 3 years	
Hot Water	£ 459 over 3 years	£ 228 over 3 years	
<b>Totals</b>	<b>£ 1,893</b>	<b>£ 1,341</b>	

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

	Current	Potential	
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G</p> <p>Not energy efficient - higher running costs</p>	68	88	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>

### 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	£800 - £1,200	£ 72	✔
2 Low energy lighting for all fixed outlets	£60	£ 114	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 261	✔

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](http://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.

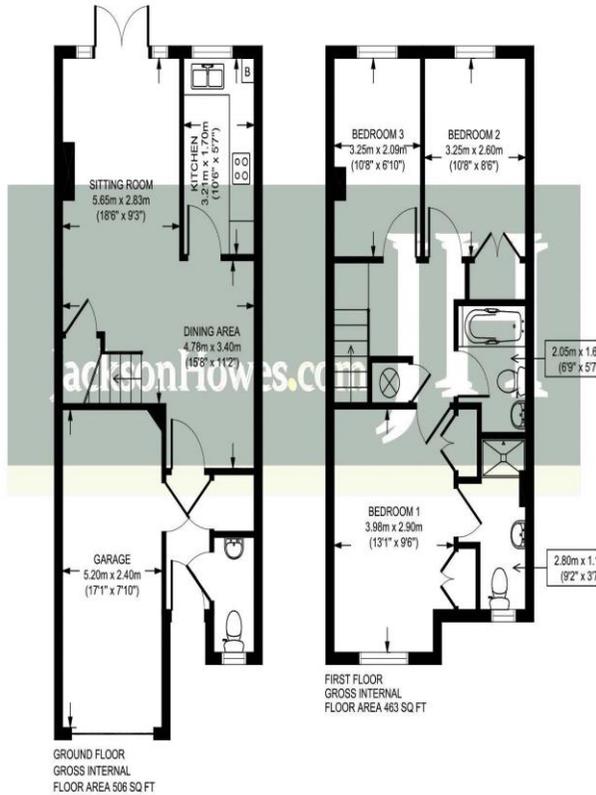
### Lettings fees information

£250/ £500 holding deposit prior to obtaining references (forming part of total deposit)

£85.00 + VAT per private individual tenant administration fee. Company tenancies £150 + VAT minimum fee.

Share of Inventory Check fees (cost varies dependent on property size and furnishings and subject to VAT)

Additional pet deposit may apply



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

**Please note:**

These particulars have been produced in good faith as a general guide and do not constitute or form part of an offer or contract. Whilst the particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Jackson Howes & Partners' and no employee of Jackson Howes & Partners has the authority to make or give any representation or warranty in relation to the property. 'Jackson Howes & Partners' strongly advise prospective purchasers to satisfy themselves by inspection or otherwise to the accuracy of the details contained within these particulars. Services, fittings and equipment referred to within these particulars have not been tested and no warranties can be given. All measurements are approximate and are believed to be accurate to within six inches.

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**Viewings by appointment only:**

**Flackwell Heath**

Acorn House, 12 Straight Bit, Flackwell Heath, Bucks. HP10 9LS

**T:** (01628) 851 300

**E:** flackwellheath@jacksonhowes.com

**Other branches:**

Penn, The Dolls House, Church Road, Penn, Bucks. HP10 8LN

**T:** (01494) 81 22 81 **E:** penn@jacksonhowes.com

Park Lane, London, 121 Park Lane, London. W1K 7AG

**T:** (0207) 318 7055 **E:** parklane@jacksonhowes.com

