



 3  
Bedrooms

 1  
Bathroom



We are very excited to offer for sale this spacious three bedroom detached bungalow located in a sought-after part of Lydney. The property benefits from a large plot with delightful outlook and woodland walks on your doorstep. Offered with **NO ONWARD CHAIN!**

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### **Entrance Via**

Pathway leading from the driveway giving access to the front door via an inset porch with outside lighting.

### **Reception Hallway**

UPVC double-glazed entrance door. Carpeted with doors leading off. BT point and loft access.

### **Lounge 4.90m x 3.20m**

UPVC double-glazed window to front elevation. Feature original electric fireplace. Carpeted with central lighting. Power points, radiator, and traditional serving hatch.

### **Kitchen 4.10m x 2.50m**

UPVC door to side giving access to the garden. Two UPVC double-glazed windows to the rear and side elevations. Modern fitted kitchen with a range of base and eye level fitted units and drawers with work surfaces and tiled splash backs. Sink and drainer with mixer tap and integrated fridge and separate freezer. Space and plumbing for washing machine. Integrated double oven and hob with extractor above. Breakfast bar with radiator under. Vinyl tile effect flooring and archway open into;

### **Dining Room 4.0m x 1.90m**

Internal obscured windows. Central lighting and radiator. Range of fitted storage cupboards with shelving. Airing cupboard housing Valiant combi-boiler. Carpeted flooring and power points.

**Bedroom One 3.70m x 3.20m**

UPVC double-glazed window to front elevation with radiator under. Built-in wardrobes. Carpeted with central lighting and power points.

**Bedroom Two 3.70m x 2.80m**

UPVC double-glazed window to rear aspect. Central lighting, carpeted with radiator and power points.

**Bedroom Three 2.50m x 2.30m**

UPVC double-glazed window to rear elevation. Carpeted with central lighting. Built-in storage cupboard with bifold door. Power points and radiator.

**Bathroom**

UPVC double-glazed window to rear elevation. Grey bathroom suite comprising of; W.C. and pedestal wash hand basin. Panel bath with electric shower over and attachments. Part tiling and carpeted flooring.

**Garage**

Integral garage accessed from the kitchen, manual up and over garage door. Two UPVC double-glazed windows to side elevation and radiator.

**W.C**

Located inside the garage is a low-level W.C

## **Outside**

To the front of the property, the spacious garden is accessed via double wooden gates. A large tarmac driveway and turning area provide ample parking. Giving access to the garage and front door. The garden is laid mainly to lawn with flowering borders and mature trees and shrubs. The property also has side access to the rear garden.

To the side of the property, a lovely external porch has tiled flooring and UPVC double-glazed window. Having outside lighting its an ideal space to sit and enjoy the garden.

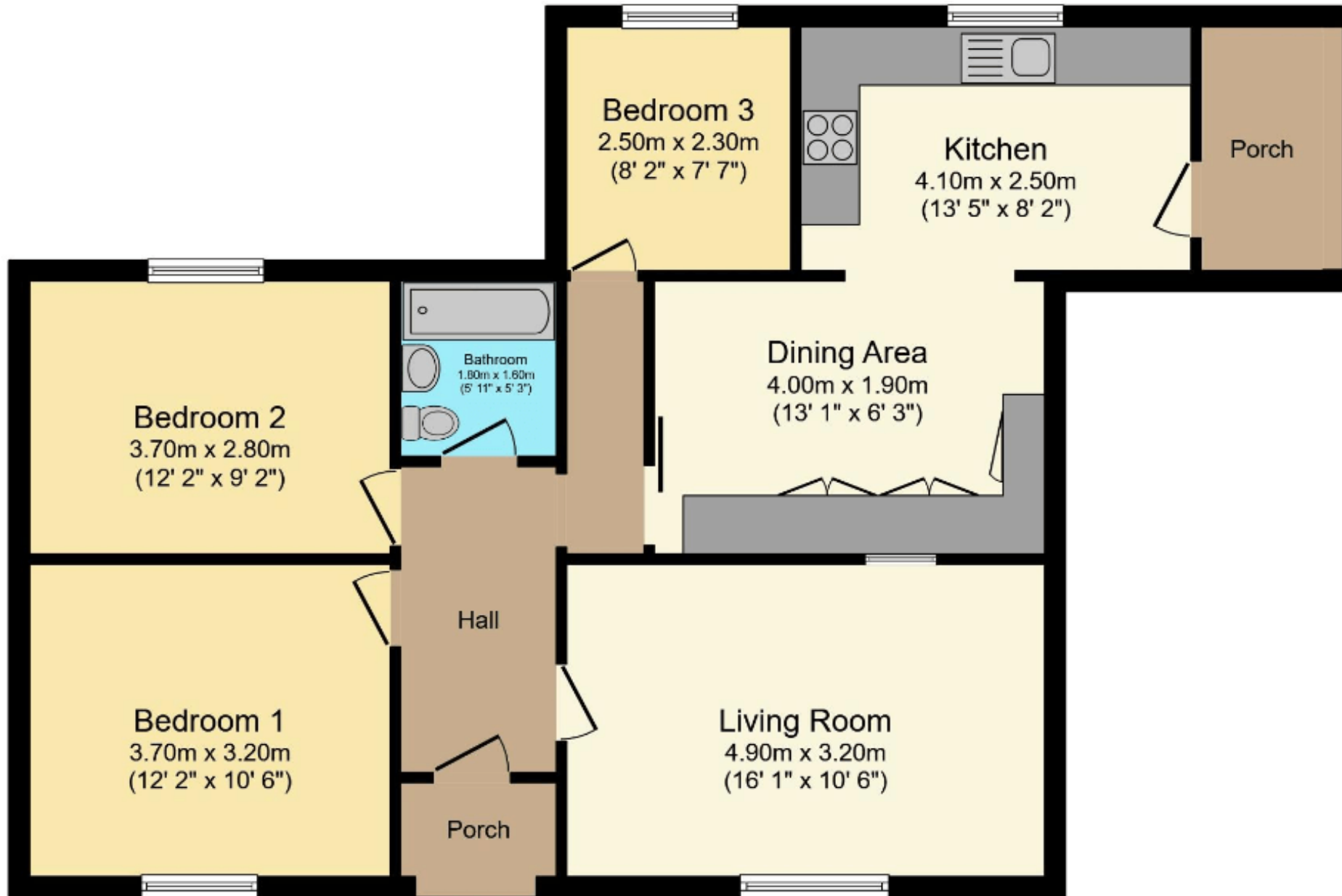
To the rear, the large private garden is secured with hedged and fenced boundaries. Having lawned areas and vegetable plots. The garden also has a wildlife pond and potting shed. The garden also has an abundance of mature shrubs and trees.

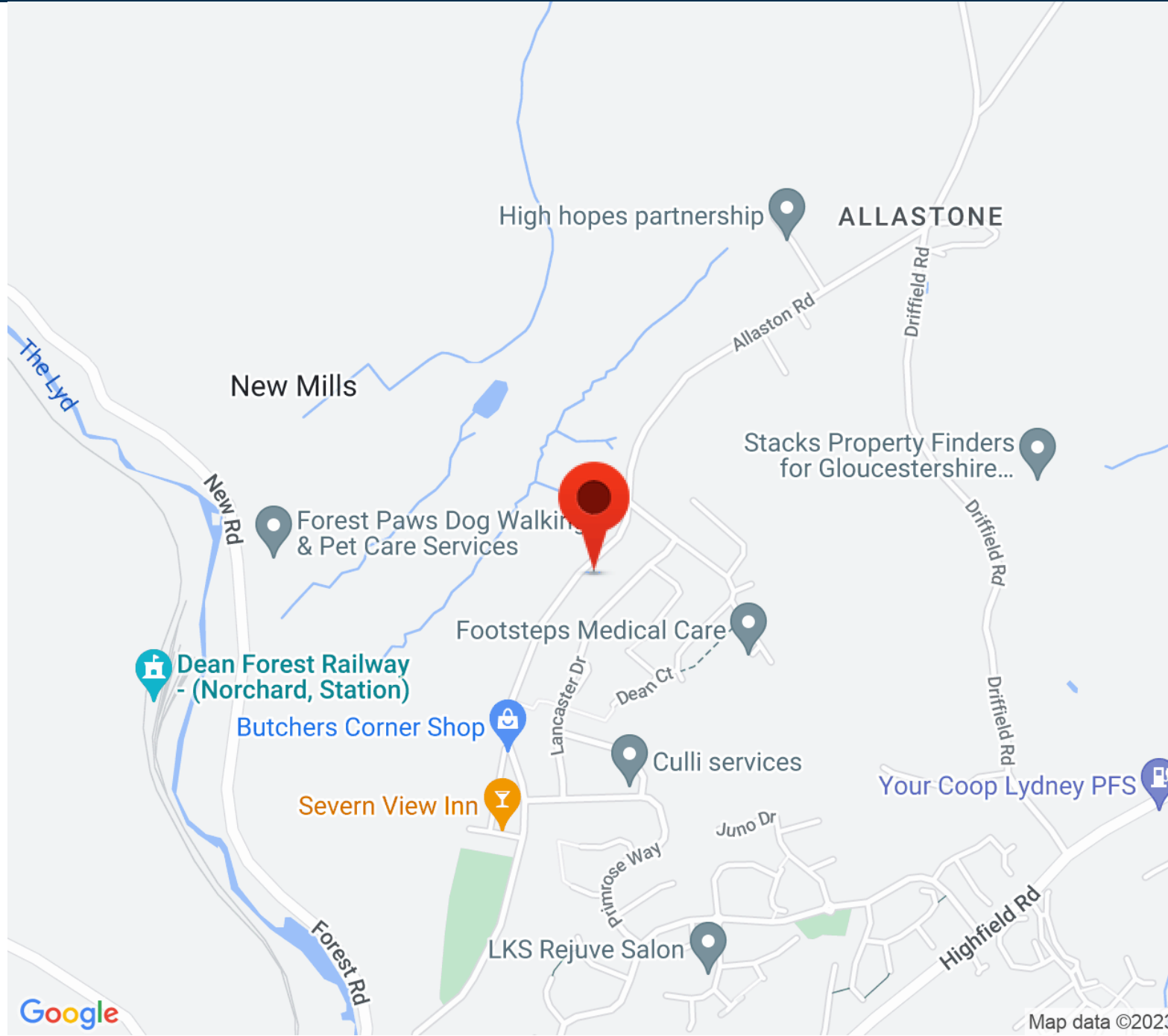
## **Loft**

With lighting, partly boarded, fully insulated.

## **Agents Notes**

Council Tax Band D





# Energy performance certificate (EPC)

121 Primrose Hill  
LYDNEY  
GL15 5SW

Energy rating

**D**

Valid until: **13 July 2032**

Certificate number: **9044-3018-2203-6702-3200**

Property type

Detached bungalow

Total floor area

80 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 current energy rating is D. 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		84 B
69-80	C		
55-68	D	62 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	Cavity wall, filled cavity	Average
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 250 mm loft insulation	Good
Roof	Flat, limited insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 71% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
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 278 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- Cavity fill is recommended
-

## How this affects your energy bills

An average household would need to spend **£823 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 £255 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 11,923 kWh per year for heating
- 2,135 kWh per year for hot water

### Impact on the environment

This property's current environmental impact rating is D. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year. CO<sub>2</sub> harms the environment.

#### Carbon emissions

An average household produces **6 tonnes of CO<sub>2</sub>**

This property produces **3.9 tonnes of CO<sub>2</sub>**

This property's potential production **1.5 tonnes of CO<sub>2</sub>**

You could improve this property's CO<sub>2</sub> 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.

### Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£41
2. Cavity wall insulation	£500 - £1,500	£40
3. Floor insulation (suspended floor)	£800 - £1,200	£55
4. Floor insulation (solid floor)	£4,000 - £6,000	£21
5. Low energy lighting	£10	£17
6. Heating controls (room thermostat)	£350 - £450	£27

Step	Typical installation cost	Typical yearly saving
7. Solar water heating	£4,000 - £6,000	£27
8. Replacement glazing units	£1,000 - £1,400	£27
9. Solar photovoltaic panels	£3,500 - £5,500	£361

## Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

## More ways to save energy

Find ways to save energy in your home by visiting [www.gov.uk/improve-energy-efficiency](http://www.gov.uk/improve-energy-efficiency).

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## 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	Nicholas Terry
Telephone	07814007693
Email	<a href="mailto:glenergy@yahoo.com">glenergy@yahoo.com</a>

### 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/023773
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	14 July 2022
Date of certificate	14 July 2022
Type of assessment	<a href="#">RdSAP</a>

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