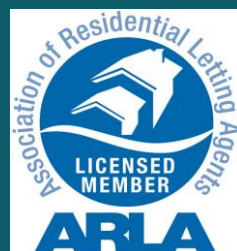




83 Brookland Road  
Langport, Somerset, TA10 9TH

Monthly Rental of £625

2 bedrooms  
Ref:EH000023



ENGLISH HOMES

[www.english-homes.co.uk](http://www.english-homes.co.uk)



## Overview

Ground floor flat  
2 bedrooms  
Sitting/dining room  
Kitchen  
Bathroom  
Garden  
Garage in Block  
Gas central heating



Modern unfurnished two double bedroom ground floor flat, with adjoining front & rear gardens, garage in a block, gas central heating, double glazing. Available October.

### Entrance Hall

Fitted carpet, radiator, airing cupboard with radiator, further storage cupboard, doors to

Sitting/dining room 14' 1" x 11' 10" (4.29m x 3.60m)

Fitted carpet, radiator, double glazed uPVC window to the front.

Kitchen 8' 9" x 8' 9" (2.66m x 2.66m)

Storage cupboards above and below roll edged worktops, space and plumbing for washing machine, free standing electric oven, stainless steel sink, wall hung Worcester combi gas boiler providing central heating and hot water, tiles to splash prone areas, radiator, uPVC double glazed window to the rear.

Bedroom 1 11' 0" x 8' 8" (3.35m x 2.64m)

Fitted carpet, double built in wardrobe, radiator, double glazed uPVC window to front.

Bedroom 2 9' 7" x 9' 0" (2.92m x 2.74m)

Fitted carpet, fitted wardrobe and cupboards, radiator, double glazed uPVC window to the rear.



## Outside

Garage 16' 5" x 8' 7" (5.00m x 2.61m)  
Up and over door, located in a block close to the home.

Front garden  
Laid to gravel

Rear garden  
Laid to patio and gravel with a washing line and timber garden shed.

**ASSURED SHORTHOLD TENANCY**  
Will be offered initially for 6 months and then on a month to month basis.

**HOLDING FEE**  
We will require a holding fee equivalent to 1 weeks rent. The holding fee for this property will be £144.00. This will be deducted from the rent due in the first month and is non-refundable should you not go ahead with the tenancy.

**DEPOSIT/BOND**  
The deposit for this property will be £721.15. This will be held by Deposit Protection Services DPS, a government approved independent custodial scheme.

**REFERENCE CHECKING**  
Will be carried out using a professional referencing agent.



## CREDITWORTHINESS/SMOKERS/HMO/AGED 18/RESIDENCY PERMIT

Tenants must be in secure employment with affordability, credit worthy or offer a payment with no risk of clawbacks. Tenants must not present any breach to landlords mortgage or insurance terms. Landlords request that we do not put forward applications from smokers. We are not permitted to rent 'Houses of Multiple Occupancy'. Examples include: " A non-married couple renting a bedroom and another unrelated individual in a second bedroom, then the house consists of three people and two households = HMO v. Three friends sharing a house, then the house consists of three people and three households = HMO vi. A married couple renting with another person, then the house consists of three people and two households

= HMO " All occupants over the age of 18 must be individually reference checked and named on the tenancy agreement as responsible adults. All tenants must be permitted to live & work in UK for the duration of the tenancy.

**INVENTORY, CHECK-IN, CHECK-OUT**  
Will be carried out by a member of the Association of Independent Inventory Clerks if requested by the landlord.

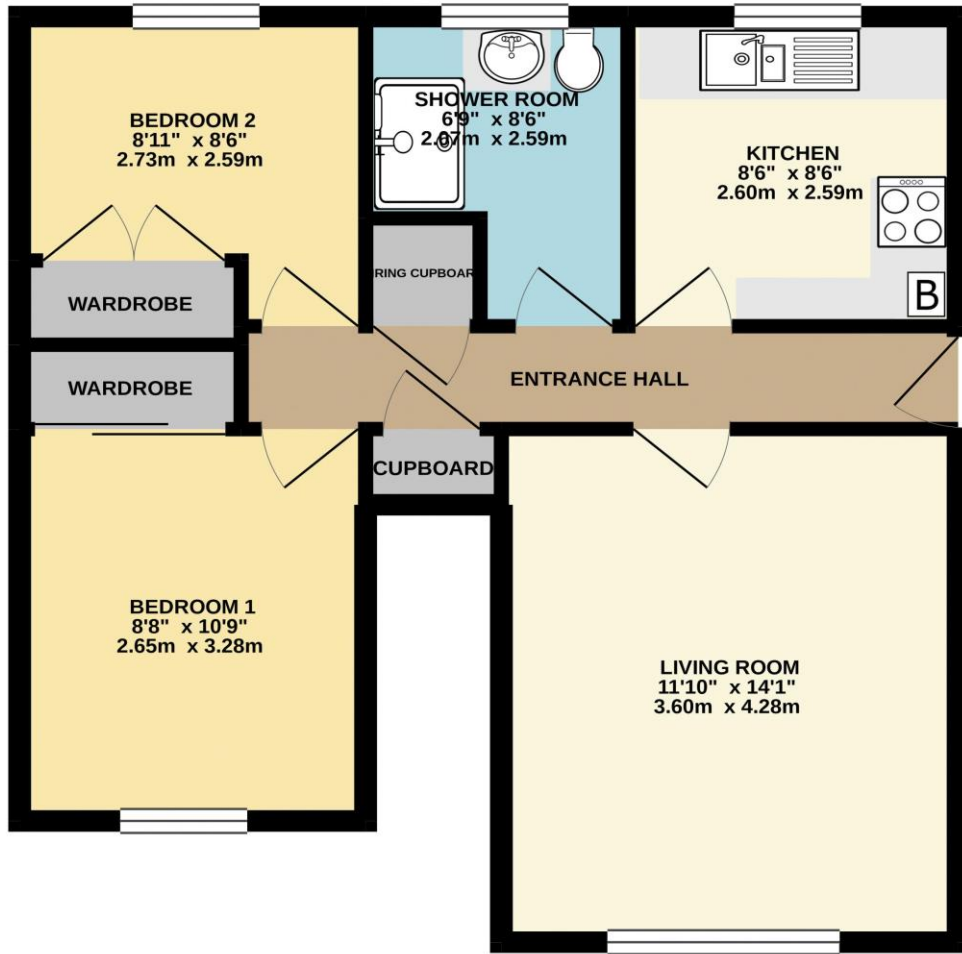
**VIEWINGS BY APPOINTMENT**  
Langport Office 01458 252530  
info@english-homes.co.uk

**Disclaimers:** Information is given in good faith, but may not be accurate. Freehold/leasehold needs to be checked by conveyancers. Compass points and measurements are for guidance only,

especially L shaped and attic rooms, and land. Fixtures & fittings are not tested so may not work. Any fittings mentioned could be subject to negotiation so check the Fixtures & Fittings list during the conveyance. We do our best to help, so please ask if any point needs clarification. Do please use aerial maps/images provided through our website to check out the location before travelling any great distance. We do not carry out hazardous substances surveys before marketing properties, so have no idea whether or not asbestos etc may be present so viewings are at your own risk. Errors & omissions excepted.

**Broadband Speed:** If you search Google for 'broadband speed postcode' you will find many sites which will guess the broadband speed of any postcode in UK. You will be quoted several different speeds which is why we do not make such claims.

GROUND FLOOR  
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 544 sq.ft. (50.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2020



Energy Performance Certificate		HM Government																																																																																																																																																																																																																																																																																																																
<p>10, Broadmead Road, LANGPORT, TA10 9PC</p> <p>Dwelling type: Detached flat Reference number: 2890-6881-0205-0030-1206</p> <p>Date of assessment: 22 May 2023 Type of assessment: EPBCP existing dwelling</p> <p>Date of certificate: 22 May 2023 Total floor area: 57 m<sup>2</sup></p> <p>Use this document to:</p> <ul style="list-style-type: none"> <li>Compare current range of properties to see which promise an energy efficient</li> <li>Find out how well your energy efficiency is compared to similar properties</li> </ul>																																																																																																																																																																																																																																																																																																																		
<p>Estimated energy costs of dwelling for 3 years:</p> <p>Over 3 years you could save: <b>£ 128</b></p>		<p>Estimated energy costs of this home:</p> <table border="1"> <thead> <tr> <th>Category</th> <th>Current costs</th> <th>Potential costs</th> <th>Potential home savings</th> </tr> </thead> <tbody> <tr> <td>Lighting</td> <td>£ 207 over 3 years</td> <td>£ 207 over 3 years</td> <td></td> </tr> <tr> <td>Heating</td> <td>£ 248 over 3 years</td> <td>£ 248 over 3 years</td> <td></td> </tr> <tr> <td>Hot Water</td> <td>£ 282 over 3 years</td> <td>£ 282 over 3 years</td> <td></td> </tr> <tr> <td><b>Totals</b></td> <td><b>£ 737</b></td> <td><b>£ 737</b></td> <td><b>£ 0</b></td> </tr> </tbody> </table> <p>These figures show how much the average household would spend on energy for heating, lighting and hot water over a 3 year period on average based on national standards. This calculation is only a guide for running expenses like TV, computers and cables, and electricity generated by photovoltaic panels for running appliances.</p>		Category	Current costs	Potential costs	Potential home savings	Lighting	£ 207 over 3 years	£ 207 over 3 years		Heating	£ 248 over 3 years	£ 248 over 3 years		Hot Water	£ 282 over 3 years	£ 282 over 3 years		<b>Totals</b>	<b>£ 737</b>	<b>£ 737</b>	<b>£ 0</b>																																																																																																																																																																																																																																																																																											
Category	Current costs	Potential costs	Potential home savings																																																																																																																																																																																																																																																																																																															
Lighting	£ 207 over 3 years	£ 207 over 3 years																																																																																																																																																																																																																																																																																																																
Heating	£ 248 over 3 years	£ 248 over 3 years																																																																																																																																																																																																																																																																																																																
Hot Water	£ 282 over 3 years	£ 282 over 3 years																																																																																																																																																																																																																																																																																																																
<b>Totals</b>	<b>£ 737</b>	<b>£ 737</b>	<b>£ 0</b>																																																																																																																																																																																																																																																																																																															
<p><b>Energy Efficiency Rating</b></p> <p>The graph shows the current energy efficiency of your home. The higher the rating the lower your bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 2. The average energy efficiency rating for a dwelling in England and Wales is 69 (E rating). The EPBC rating shows how much energy the property uses and how much it can be saved by making improvements.</p>																																																																																																																																																																																																																																																																																																																		
<p><b>Top actions you can take to save money and make your home more efficient</b></p> <table border="1"> <thead> <tr> <th>Recommended measures</th> <th>Indicative cost</th> <th>Typical savings over 3 years</th> </tr> </thead> <tbody> <tr> <td>1. Floor insulation (underneath)</td> <td>£ 100 - £ 200</td> <td>£ 10</td> </tr> <tr> <td>2. Floor insulation (above)</td> <td>£ 100 - £ 200</td> <td>£ 10</td> </tr> <tr> <td>3. Insulating hot water tank</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>4. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>5. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>6. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>7. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>8. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>9. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>10. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>11. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>12. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>13. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>14. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>15. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>16. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>17. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>18. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>19. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>20. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>21. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>22. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>23. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>24. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>25. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>26. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>27. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>28. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>29. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>30. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>31. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>32. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>33. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>34. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>35. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>36. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>37. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>38. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>39. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>40. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>41. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>42. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>43. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>44. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>45. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>46. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>47. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>48. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>49. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>50. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>51. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>52. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>53. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>54. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>55. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>56. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>57. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>58. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>59. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>60. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>61. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>62. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>63. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>64. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>65. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>66. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>67. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>68. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>69. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>70. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>71. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>72. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>73. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>74. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>75. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>76. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>77. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>78. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>79. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>80. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>81. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>82. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>83. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>84. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>85. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>86. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>87. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>88. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>89. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>90. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>91. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>92. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>93. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>94. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>95. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>96. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>97. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>98. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>99. Insulating cold water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> <tr> <td>100. Insulating hot water pipes</td> <td>£ 10 - £ 20</td> <td>£ 1</td> </tr> </tbody> </table>				Recommended measures	Indicative cost	Typical savings over 3 years	1. Floor insulation (underneath)	£ 100 - £ 200	£ 10	2. Floor insulation (above)	£ 100 - £ 200	£ 10	3. Insulating hot water tank	£ 10 - £ 20	£ 1	4. Insulating hot water pipes	£ 10 - £ 20	£ 1	5. Insulating cold water pipes	£ 10 - £ 20	£ 1	6. Insulating hot water pipes	£ 10 - £ 20	£ 1	7. Insulating cold water pipes	£ 10 - £ 20	£ 1	8. Insulating hot water pipes	£ 10 - £ 20	£ 1	9. Insulating cold water pipes	£ 10 - £ 20	£ 1	10. Insulating hot water pipes	£ 10 - £ 20	£ 1	11. Insulating cold water pipes	£ 10 - £ 20	£ 1	12. Insulating hot water pipes	£ 10 - £ 20	£ 1	13. Insulating cold water pipes	£ 10 - £ 20	£ 1	14. Insulating hot water pipes	£ 10 - £ 20	£ 1	15. Insulating cold water pipes	£ 10 - £ 20	£ 1	16. Insulating hot water pipes	£ 10 - £ 20	£ 1	17. Insulating cold water pipes	£ 10 - £ 20	£ 1	18. Insulating hot water pipes	£ 10 - £ 20	£ 1	19. Insulating cold water pipes	£ 10 - £ 20	£ 1	20. Insulating hot water pipes	£ 10 - £ 20	£ 1	21. Insulating cold water pipes	£ 10 - £ 20	£ 1	22. Insulating hot water pipes	£ 10 - £ 20	£ 1	23. Insulating cold water pipes	£ 10 - £ 20	£ 1	24. Insulating hot water pipes	£ 10 - £ 20	£ 1	25. Insulating cold water pipes	£ 10 - £ 20	£ 1	26. Insulating hot water pipes	£ 10 - £ 20	£ 1	27. Insulating cold water pipes	£ 10 - £ 20	£ 1	28. Insulating hot water pipes	£ 10 - £ 20	£ 1	29. Insulating cold water pipes	£ 10 - £ 20	£ 1	30. Insulating hot water pipes	£ 10 - £ 20	£ 1	31. Insulating cold water pipes	£ 10 - £ 20	£ 1	32. Insulating hot water pipes	£ 10 - £ 20	£ 1	33. Insulating cold water pipes	£ 10 - £ 20	£ 1	34. Insulating hot water pipes	£ 10 - £ 20	£ 1	35. Insulating cold water pipes	£ 10 - £ 20	£ 1	36. Insulating hot water pipes	£ 10 - £ 20	£ 1	37. Insulating cold water pipes	£ 10 - £ 20	£ 1	38. Insulating hot water pipes	£ 10 - £ 20	£ 1	39. Insulating cold water pipes	£ 10 - £ 20	£ 1	40. Insulating hot water pipes	£ 10 - £ 20	£ 1	41. Insulating cold water pipes	£ 10 - £ 20	£ 1	42. Insulating hot water pipes	£ 10 - £ 20	£ 1	43. Insulating cold water pipes	£ 10 - £ 20	£ 1	44. Insulating hot water pipes	£ 10 - £ 20	£ 1	45. Insulating cold water pipes	£ 10 - £ 20	£ 1	46. Insulating hot water pipes	£ 10 - £ 20	£ 1	47. Insulating cold water pipes	£ 10 - £ 20	£ 1	48. Insulating hot water pipes	£ 10 - £ 20	£ 1	49. Insulating cold water pipes	£ 10 - £ 20	£ 1	50. Insulating hot water pipes	£ 10 - £ 20	£ 1	51. Insulating cold water pipes	£ 10 - £ 20	£ 1	52. Insulating hot water pipes	£ 10 - £ 20	£ 1	53. Insulating cold water pipes	£ 10 - £ 20	£ 1	54. Insulating hot water pipes	£ 10 - £ 20	£ 1	55. Insulating cold water pipes	£ 10 - £ 20	£ 1	56. Insulating hot water pipes	£ 10 - £ 20	£ 1	57. Insulating cold water pipes	£ 10 - £ 20	£ 1	58. Insulating hot water pipes	£ 10 - £ 20	£ 1	59. Insulating cold water pipes	£ 10 - £ 20	£ 1	60. Insulating hot water pipes	£ 10 - £ 20	£ 1	61. Insulating cold water pipes	£ 10 - £ 20	£ 1	62. Insulating hot water pipes	£ 10 - £ 20	£ 1	63. Insulating cold water pipes	£ 10 - £ 20	£ 1	64. Insulating hot water pipes	£ 10 - £ 20	£ 1	65. Insulating cold water pipes	£ 10 - £ 20	£ 1	66. Insulating hot water pipes	£ 10 - £ 20	£ 1	67. Insulating cold water pipes	£ 10 - £ 20	£ 1	68. Insulating hot water pipes	£ 10 - £ 20	£ 1	69. Insulating cold water pipes	£ 10 - £ 20	£ 1	70. Insulating hot water pipes	£ 10 - £ 20	£ 1	71. Insulating cold water pipes	£ 10 - £ 20	£ 1	72. Insulating hot water pipes	£ 10 - £ 20	£ 1	73. Insulating cold water pipes	£ 10 - £ 20	£ 1	74. Insulating hot water pipes	£ 10 - £ 20	£ 1	75. Insulating cold water pipes	£ 10 - £ 20	£ 1	76. Insulating hot water pipes	£ 10 - £ 20	£ 1	77. Insulating cold water pipes	£ 10 - £ 20	£ 1	78. Insulating hot water pipes	£ 10 - £ 20	£ 1	79. Insulating cold water pipes	£ 10 - £ 20	£ 1	80. Insulating hot water pipes	£ 10 - £ 20	£ 1	81. Insulating cold water pipes	£ 10 - £ 20	£ 1	82. Insulating hot water pipes	£ 10 - £ 20	£ 1	83. Insulating cold water pipes	£ 10 - £ 20	£ 1	84. Insulating hot water pipes	£ 10 - £ 20	£ 1	85. Insulating cold water pipes	£ 10 - £ 20	£ 1	86. Insulating hot water pipes	£ 10 - £ 20	£ 1	87. Insulating cold water pipes	£ 10 - £ 20	£ 1	88. Insulating hot water pipes	£ 10 - £ 20	£ 1	89. Insulating cold water pipes	£ 10 - £ 20	£ 1	90. Insulating hot water pipes	£ 10 - £ 20	£ 1	91. Insulating cold water pipes	£ 10 - £ 20	£ 1	92. Insulating hot water pipes	£ 10 - £ 20	£ 1	93. Insulating cold water pipes	£ 10 - £ 20	£ 1	94. Insulating hot water pipes	£ 10 - £ 20	£ 1	95. Insulating cold water pipes	£ 10 - £ 20	£ 1	96. Insulating hot water pipes	£ 10 - £ 20	£ 1	97. Insulating cold water pipes	£ 10 - £ 20	£ 1	98. Insulating hot water pipes	£ 10 - £ 20	£ 1	99. Insulating cold water pipes	£ 10 - £ 20	£ 1	100. Insulating hot water pipes	£ 10 - £ 20	£ 1
Recommended measures	Indicative cost	Typical savings over 3 years																																																																																																																																																																																																																																																																																																																
1. Floor insulation (underneath)	£ 100 - £ 200	£ 10																																																																																																																																																																																																																																																																																																																
2. Floor insulation (above)	£ 100 - £ 200	£ 10																																																																																																																																																																																																																																																																																																																
3. Insulating hot water tank	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
4. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
5. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
6. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
7. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
8. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
9. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
10. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
11. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
12. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
13. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
14. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
15. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
16. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
17. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
18. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
19. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
20. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
21. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
22. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
23. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
24. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
25. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
26. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
27. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
28. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
29. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
30. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
31. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
32. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
33. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
34. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
35. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
36. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
37. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
38. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
39. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
40. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
41. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
42. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
43. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
44. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
45. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
46. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
47. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
48. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
49. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
50. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
51. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
52. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
53. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
54. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
55. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
56. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
57. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
58. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
59. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
60. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
61. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
62. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
63. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
64. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
65. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
66. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
67. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
68. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
69. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
70. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
71. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
72. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
73. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
74. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
75. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
76. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
77. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
78. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
79. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
80. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
81. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
82. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
83. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
84. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
85. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
86. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
87. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
88. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
89. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
90. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
91. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
92. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
93. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
94. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
95. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
96. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
97. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
98. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
99. Insulating cold water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																
100. Insulating hot water pipes	£ 10 - £ 20	£ 1																																																																																																																																																																																																																																																																																																																



9 Parrett Close, Langport, Somerset, TA10 9PC  
01458 252530  
Email: [lettings@english-homes.co.uk](mailto:lettings@english-homes.co.uk)  
[www.english-homes.co.uk](http://www.english-homes.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.