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**COBSDENE, GRAVESEND, DA12**

**£330,000**



Mayfords are happy to present this recently refurbished fantastic three bedroom end of terraced house, with a back entrance and private garden, situated on a quiet residential road. This property offers a bright spacious living room area, private driveway, two double bedrooms, one big single, a spacious modern kitchen, a modern family bathroom and a garage. This lovely home has been refurbished recently and very well maintained, new laminate flooring downstairs, carpets on the stairway and bedrooms. The property is superbly located for local transport links & shopping facilities. The property is also very well located for catchment areas for local schools which include but are not limited to: Singlewell Primary School and King's Farm Primary School.

OUR SERVICE, YOUR COMFORT



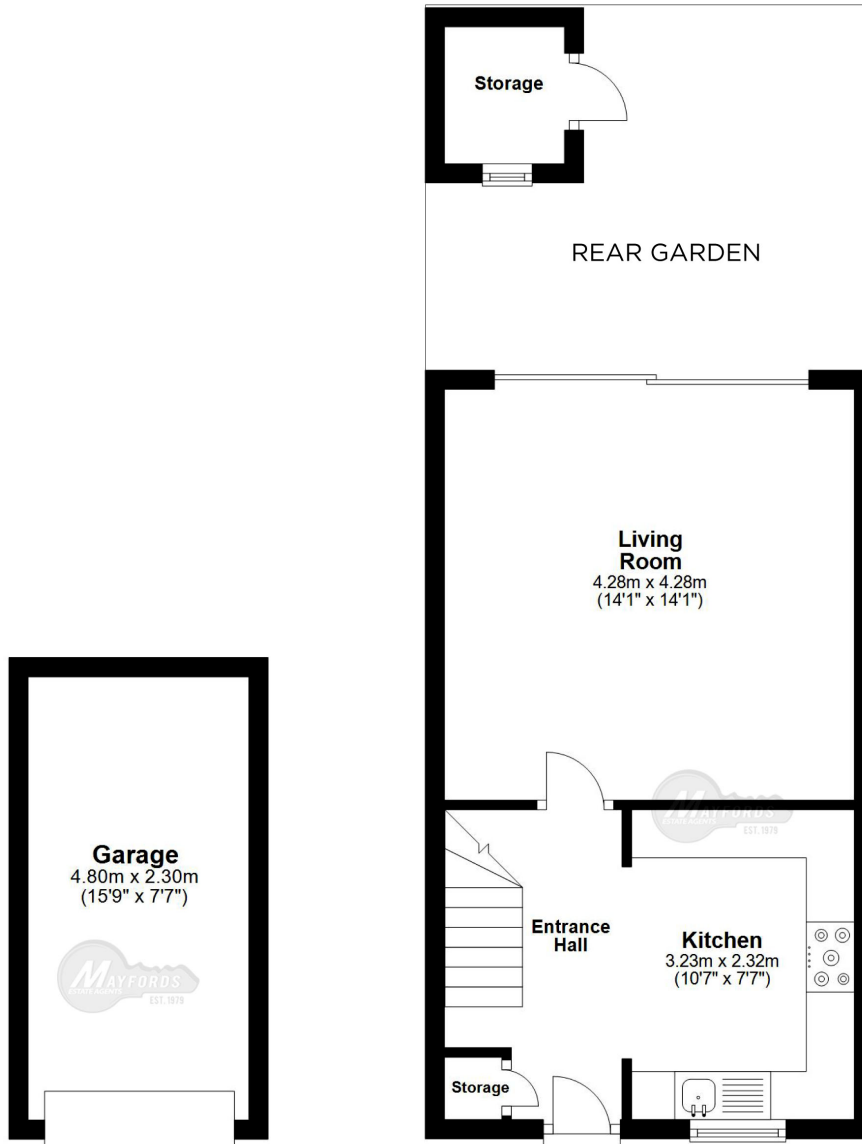






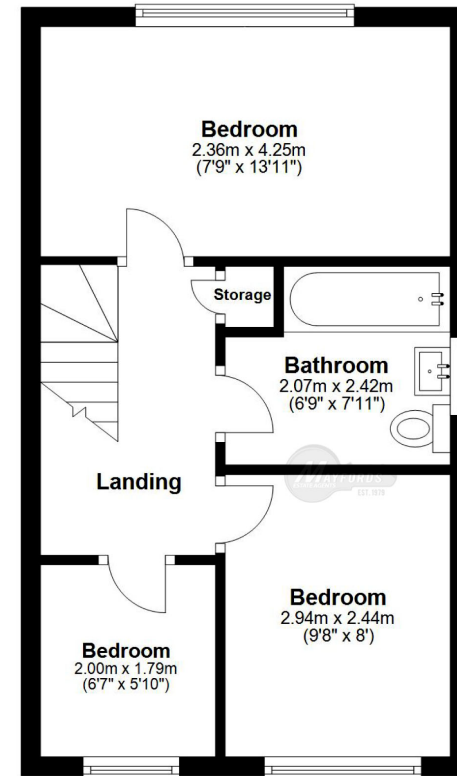






GARAGE

GROUND FLOOR



FIRST FLOOR



Plan produce for MAYFORDS Estate Agent

**Evolve**

www.evolve-uk.co.uk

This floor plan is for illustrative purposes only.  
Floor areas (including total floor area) openings are approximate.

TOTAL FLOOR AREA	Sq. meters	64.9
	Sq. feet	698.3







# Energy performance certificate (EPC)

36, Cobsdene  
GRAVESEND  
DA12 5JB

Energy rating

**E**

Valid until: **17 August 2025**

Certificate number: **8655-6828-4360-0848-5996**

Property type **end-terrace house**

Total floor area **64 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 energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



## 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, as built, partial insulation (assumed)	Average
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	No low energy lighting	Very poor
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 368 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## How this affects your energy bills

An average household would need to spend **£993 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 £346 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2015** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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## Heating this property

Estimated energy needed in this property is:

- 8,873 kWh per year for heating
- 2,441 kWh per year for hot water



## Impact on the environment

This property's environmental impact rating is E. It has the potential to be C.

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

This property produces 4.1 tonnes of CO<sub>2</sub>

This property's potential production 1.4 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.

## Carbon emissions

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

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£102
2. Floor insulation (solid floor)	£4,000 - £6,000	£42
3. Draught proofing	£80 - £120	£24
4. Low energy lighting	£45	£37
5. Heating controls (TRVs)	£350 - £450	£22
6. Condensing boiler	£2,200 - £3,000	£76
7. Solar water heating	£4,000 - £6,000	£43
8. Solar photovoltaic panels	£5,000 - £8,000	£285

## 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](https://www.gov.uk/improve-energy-efficiency).



## 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	Roy Gunning
Telephone	01284812520
Email	<a href="mailto:richard@aranservices.co.uk">richard@aranservices.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO025062
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	18 August 2015
Date of certificate	18 August 2015
Type of assessment	<a href="#">RdSAP</a>