

**51 Almond Way, Mangotsfield, Bristol,  
BS16 5QL**

**Monthly Rental Of  
£900**



**Three Bedrooms  
Lounge  
Kitchen Diner**

**Mature Garden  
Available Now  
Energy Rating - D**

## Tenancy Application Terms and Fees

The Initial contract term is for six months as an assured shorthold tenancy unless otherwise stated.

Administration and referencing fees are £300 inc vat for the first adult plus £180 inc vat per adult after including any guarantors required.

The property is only reserved when the above fees have been paid.

Tenancy will only commence upon satisfactory references.

The tenant/s will pay;

- (a) One calendar months rent in advance
- (b) One and a half months rent as a secure deposit

The above payments must be received as cleared funds before the agreed move in date.

The Deposit is returnable upon a satisfactory check out at the end of the term of the agreement.

### Important Notice

Please note that in the event of a potential tenant withdrawing prior to the signing of the contract or failing to supply satisfactory references, the fee will be retained by Brunt & Fussell.

Rent excludes the Tenancy Deposit and any other charges or fees which may be payable – upon request, further information will be provided by Brunt & Fussell.

A copy of our standard tenancy agreement is available on request.

# Energy Performance Certificate

51, Almond Way, BRISTOL, BS16 5QL

**Dwelling type:** Semi-detached house  
**Date of assessment:** 12 May 2016  
**Date of certificate:** 12 May 2016

**Reference number:** 0434-2892-7359-9596-1851  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 84 m<sup>2</sup>

## Use this document to:

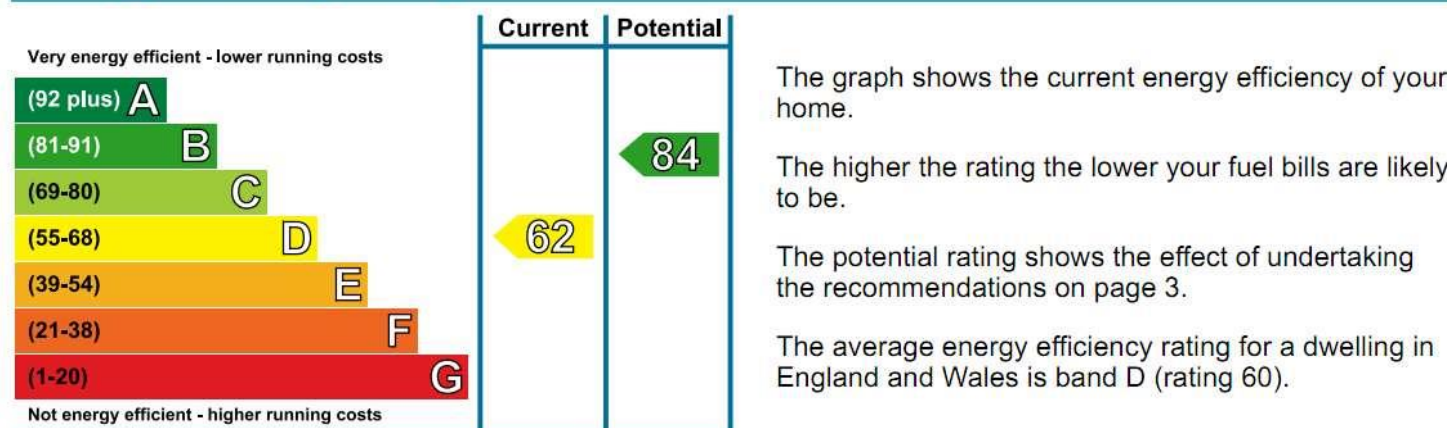
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,745</b>
<b>Over 3 years you could save</b>	<b>£ 900</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 195 over 3 years	£ 195 over 3 years	
Heating	£ 2,205 over 3 years	£ 1,422 over 3 years	
Hot Water	£ 345 over 3 years	£ 228 over 3 years	
<b>Totals</b>	<b>£ 2,745</b>	<b>£ 1,845</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



## 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 Increase loft insulation to 270 mm	£100 - £350	£ 81	✓
2 Cavity wall insulation	£500 - £1,500	£ 567	✓
3 Floor insulation (suspended floor)	£800 - £1,200	£ 132	✓

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.