



Whitebeam Close Telford TF3 5DE

Monthly Rental of £550

UNFURNISHED 2 bed Semi in this popular area close to Telford Centre & Thomas Telford School. Bathroom with shower, two bedrooms, kitchen/diner and conservatory. Front and back garden. Gas CH, off road driveway parking. No pets sorry. £200 admin fee applies on application. EPC RATING D

- UNFURNISHED 2 bed Semi
- Conservatory
- Popular area close to Telford Centre
- Garden

Whitebeam Close, Telford, Shropshire, TF3 5DE

The Accommodation:- , , , , , , , , , , , , , , , ,

Energy Performance Certificate

15, Whitebeam Close, The Rock, TELFORD, TF3 5DE

Dwelling type: Semi-detached house

Date of assessment: 18 August 2014

Date of certificate: 18 August 2014

Reference number: 9588-7010-7268-2664-9910

Type of assessment: RdSAP, existing dwelling

Total floor area: 54 m²

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

Estimated energy costs of dwelling for 3 years:	£ 2,070
Over 3 years you could save	£ 573

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 108 over 3 years	£ 108 over 3 years	
Heating	£ 1,494 over 3 years	£ 1,185 over 3 years	
Hot Water	£ 468 over 3 years	£ 204 over 3 years	
Totals	£ 2,070	£ 1,497	

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		
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	Current 63	Potential 87 The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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	£ 61	✓
2 Floor insulation	£800 - £1,200	£ 146	✓
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 27	✓

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 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.