



hrt

herbert r thomas

Flat 4 Eastgate Mews

Cowbridge, Vale of Glamorgan, CF71 7DY

£1100 PCM

Newly refurbished first floor apartment within walking distance of the High Street which offers a wide selection of independent retailers along with chain stores, coffee shops, restaurants and public houses.

Accommodation comprises: Private entrance, lounge/diner, Brand new Fitted Kitchen with integrated electric oven, hob, extractor, washing machine, slimline dishwasher and fridge freezer, Two bedrooms and Brand new Shower room with walk in shower vanity with inset sink and close coupled WC. Double glazed.

Gas fired central heating. Communal gardens. Allocated parking.

Contacts

Cowbridge Office

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Cowbridge, CF71 7YL

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Energy performance certificate (EPC)

4 Eastgate Mews Cowbridge CF71 7DY	Energy rating C	Valid until 31 May 2018	Certificate number 8015-1069-2205-9035-7204
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Property type Total floor area	Top-floor flat 63 square metres
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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/energy-ratings-for-private-rented-properties) (<https://www.gov.uk/guidance/energy-ratings-for-private-rented-properties>)

Energy rating and score

This property's energy rating is C. 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

The chart displays energy ratings (A to G) on the y-axis and energy scores (300+ to 1-10) on the x-axis. The current rating is C, and the potential rating is also C. The chart shows that the current rating is C, and the potential rating is also C, indicating that the property is already at its best possible rating.

Source	Energy rating	Current	Potential
300+	A		
91-91	B		
69-69	C		
55-55	D		
39-54	E		
21-38	F		
1-10	G		