



hrt

herbert r thomas

4 Borough Close

Cowbridge, Vale of Glamorgan, CF71 7BN

£1295 PCM

Extended mid-terrace three bedroom house with South West facing garden and driveway parking in a central location with outstanding access to local amenities. Accommodation comprises: Hallway, dining room with exposed brick fireplace, breakfast area with arched opening to living room with wood burning fire and UPVC double glazed French doors to garden. Opening from breakfast area to kitchen with storage cupboard for the boiler and cloakroom. To the first floor Three bedrooms, and family bathroom. To the front, there is paved driveway parking with an alleyway to the side of the property leading to the kitchen. South West facing rear garden, predominantly paved with additional decking area, bordered by established flower borders and provides access to a useful timber shed. Unfurnished

Contacts

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Energy Performance Certificate

4, Borough Close, COWBRIDGE, CF71 7BN

Dwelling type: Mid-terrace house
Date of assessment: 10 May 2019
Date of certificate: 10 May 2019
Use this document to:

Reference number: 0744-2850-6558-9191-7785
Type of assessment: RdSAP: existing dwelling
Total floor area: 144 m²

* 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:	£ 3,360
Over 3 years you could save:	£ 489

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 315 over 3 years	£ 315 over 3 years	
Heating	£ 2,715 over 3 years	£ 2,337 over 3 years	
Hot Water	£ 228 over 3 years	£ 228 over 3 years	
Totals	£ 3,258	£ 2,880	You could save £ 489 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - Super-saving costs	A	A
Energy efficient - Lower saving costs	B	B
Decent energy efficiency - Moderate saving costs	C	C
Decent energy efficiency - Higher saving costs	D	D
Energy inefficient - Higher saving costs	E	E
Energy inefficient - Higher saving costs	F	F
Energy inefficient - Higher saving costs	G	G

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). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1. Cavity wall insulation	£500 - £1,500	£ 279
2. Floor insulation (solid floor)	£4,000 - £9,000	£ 99
3. Solar water heating	£4,000 - £9,000	£ 111

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.gov.uk/energy-efficiency or call 0800 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.