



# hrt

herbert r thomas

## 12 The Broad Shoard

Cowbridge, The Vale of Glamorgan, CF71 7DB

### £1575.00 PCM

Modern Four Bedroom detached house situated in the popular Broadshoard development, a short walk to the Town Centre of Cowbridge.

The accommodation comprises: Entrance hallway, Cloakroom WC, Living Room, Dining Room, Conservatory and Modern Fitted Kitchen.

To the First Floor, Four Bedrooms and Family Bathroom.

Enclosed rear gardens. Driveway and Garage.



## Contacts

### Cowbridge Office

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Cowbridge, CF71 7YL

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#### Energy performance certificate (EPC)

12 The Broad Shoard Cowbridge CF71 7DB	Energy rating <b>C</b>	Valid until 14 May 2015
Property type Detached house	Certificate number 2014-1166-6261-2145-1961	
Total floor area 103 square metres		

#### Rules on letting this property

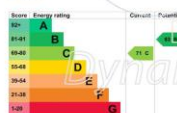
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](http://www.gov.uk/guidance/energy-ratings) (<http://www.gov.uk/guidance/energy-ratings>) or [guidance on energy efficiency standard for private rented properties](http://www.gov.uk/guidance/energy-ratings) (<http://www.gov.uk/guidance/energy-ratings>).

#### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[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