

# Wrights



**Flat 35, Angel Mill Edward Street**  
Westbury BA13 3DL

**Monthly Rental Of £495**



Wrights Residential, 24 Fore Street , Trowbridge, BA14 8ER  
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**One bedroom apartment**

**Situated in the Town centre**

**Electric heating**

**Available mid December**

**Unfurnished**

**Wrights Residential are pleased to offer this spacious one bedroom second floor apartment situated in the town centre of Westbury. The property benefits electric heating and allocated parking. Available mid December, unfurnished.**

### **The property comprises**

#### **Entrance Hall**

With airing cupboard and intercom phone.

#### **Lounge**

With electric storage heater, TV point, window and door leading to balcony. Archway into...

#### **Kitchen**

With a range of eye and base level units with rolled worktops and tiled splashbacks, integrated electric oven/hob with extractor hood, and stainless steel sink/drainers.

#### **Bedroom**

With electric storage heater and window.

#### **Bathroom**

With white suite comprising bath with electric shower over, pedestal wash hand basin, low level w/c, extractor fan and obscured glass window.

#### **Externally**

Allocated parking for one vehicle.







# Energy Performance Certificate



Flat 35 The Old Mill  
Edward Street  
WESTBURY  
BA13 3DL

Dwelling type: Mid floor flat  
Date of assessment: 26 January 2009  
Date of certificate: 26 January 2009  
Reference number: 0250-2866-6993-0921-8971  
Total floor area: 39 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>	<b>66</b>	<b>75</b>
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>		
(55 - 68) <b>D</b>	<b>64</b>	<b>65</b>
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	387 kWh/m <sup>2</sup> per year	377 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.3 tonnes per year	2.2 tonnes per year
Lighting	£20 per year	£20 per year
Heating	£213 per year	£184 per year
Hot water	£158 per year	£94 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)