

Address: Pendennis Road, Putnoe, Bedford, MK41 8NJ

Rental: £1250.00 per calendar month

Availability: Available Now

## FACT FILE

### PROPERTY STYLE

A modern 3 bedroom property

### ACCOMMODATION

Entrance porch, lounge, fitted kitchen/diner, 2 double bedrooms, 1 single bedroom and family bathroom

### BENEFITS/FEATURES

UPVC double glazing  
Gas radiator central heating  
Single garage with additional parking  
Enclosed rear garden

### GENERAL CONDITION

The property is presented in excellent order throughout

### FURNISHINGS INCLUDED

Carpets and curtains throughout

### KITCHEN APPLIANCES

Electric Oven  
Gas Hob  
Extractor Hood



## LETTING TERMS & INFORMATION

Availability	Long term
Rent Payable	Monthly or weekly
Deposit required	£1250.00
Utilities included	No
Council Tax	Band B
Council tax payable	£ per annum

### RESTRICTIONS

\* **Non-smoking property**

Our ref. L565

66-68 St Loyes Street, Bedford, MK40 1EZ

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# Energy Performance Certificate



41, Pendennis Road, BEDFORD, MK41 8NJ

Dwelling type: End-terrace house  
Date of assessment: 27 February 2016  
Date of certificate: 27 February 2016

Reference number: 8802-0834-6229-9027-2263  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 64 m<sup>2</sup>

## 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:	£ 2,301
Over 3 years you could save	£ 786

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 132 over 3 years	
Heating	£ 1,593 over 3 years	£ 1,176 over 3 years	
Hot Water	£ 477 over 3 years	£ 207 over 3 years	
<b>Totals</b>	<b>£ 2,301</b>	<b>£ 1,515</b>	

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		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p><b>Current</b></p> <p>63</p>	<p><b>Potential</b></p> <p>87</p>

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 Floor insulation (suspended floor)	£800 - £1,200	£ 114
2 Low energy lighting for all fixed outlets	£45	£ 84
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 78

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.