



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 RESTRICTIONS

Rent Payable Monthly or weekly * Non-smoking property

Deposit required £1250.00 Utilities included No

Council Tax Band B Our ref. L565

Council tax payable £ per annum

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

www.laneandholmes.co.uk

Energy Performance Certificate



41, Pendennis Road, BEDFORD, MK41 8NJ

Dwelling type:End-terrace houseDate of assessment:27 February2016Date of certificate:27 February2016

Reference number: 8802-0834-6229-9027-2263
Type of assessment: RdSAP, existing dwelling

Total floor area: 64 m²

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

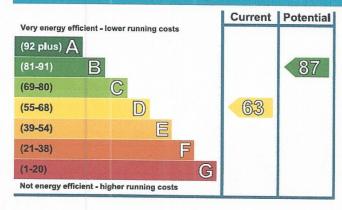
Estimated energy costs of dwelling for 3 years:	£ 2,301
Over 3 years you could save	£ 786

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 132 over 3 years	You could save £ 786 over 3 years
Heating	£ 1,593 over 3 years	£ 1,176 over 3 years	
Hot Water	£ 477 over 3 years	£ 207 over 3 years	
Totals	£ 2,301	£ 1,515	

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



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
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 or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.