






MILLINGTON TUNNICLIFF

www.millingtontunncliff.co.uk

Brent Hill View, Wrangaton, South Brent, TQ10 9HB

From £315,000

 3  2  2



- Brand New Three Storey Homes
- Beautiful Fitted Kitchens With Quartz Worktops
- Under Floor Heating To The Ground Floor With LVT Flooring
- Family Bathroom & En-Suite
- Far Reaching Views Towards
- Lounge With French Doors Opening Onto The Garden
- Integrated Appliances
- Three Bedrooms & Study
- Allocated Parking With Ducting For EV Charging Points
- Please Contact The Office For More Information On These Homes



An opportunity to purchase a brand new, three storey home in between Ivybridge and South Brent, with views towards Brent Hill. Built by local South Hams developer, Printon New Homes, these thoughtfully designed homes will be finished to the highest of standards and come complete with professionally designed kitchens with Quartz worktops, integrated appliances, solar panels, ground floor under floor heating and ducting for EV charging point. Contact us now to arrange your viewing of these stunning brand new homes. Predicted EPC B 89



Total area: approx. 121.2 sq. metres (1304.7 sq. feet)

29/07/2024, 08:33

Energy performance certificate (EPC) - Find an energy certificate - GO.UK

Energy performance certificate (EPC)																																		
18 The Old Coach House Wargrave South Brent TQ10 8HB	Energy rating B	Valid until 28 July 2034																																
Property type Mid-terrace house	Certificate number 1806-1213-012-023-3343																																	
Total floor area 120 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 (https://www.gov.uk/guidance/landlords-requirements-to-improve-energy-efficiency-of-standard-landlord-properties).																																		
Energy rating and score																																		
This property's energy rating is B. It has the potential to be B.																																		
See how to improve this property's energy efficiency.																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td>←</td> <td>→</td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B	←	→	69-80	C			55-68	D			39-54	E			21-38	F			1-20	G			<p>The graph shows this property's current and potential energy rating.</p> <p>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.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>
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<https://find-energy-certificate.com/gov.uk/energy-certificate/1806-1213-012-023-3343?view=1>

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