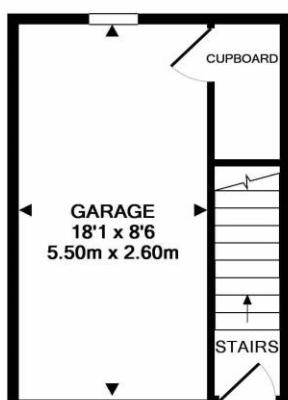
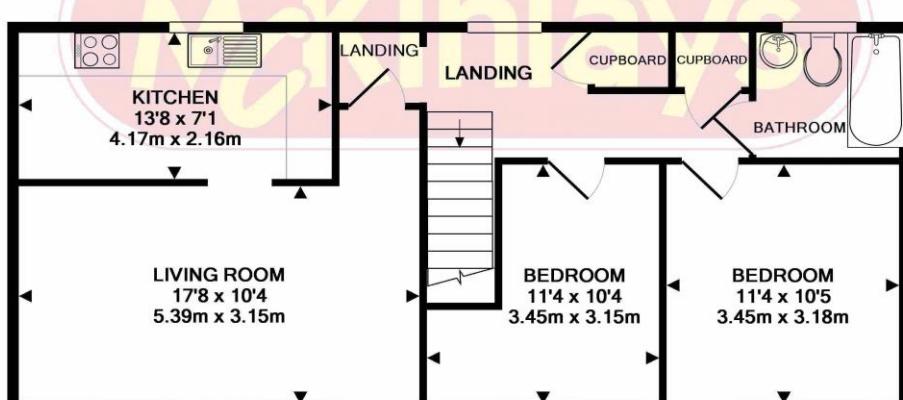




MKinlays



GROUND FLOOR
APPROX. FLOOR
AREA 205 SQ.FT.
(19.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 670 SQ.FT.
(62.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 875 SQ.FT. (81.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Performance Certificate

HM Government

12, Jellico Road, YEOVIL, BA21 5ES

Dwelling type: End-terrace house
Date of assessment: 25 September 2014
Date of certificate: 26 September 2014

Reference number: 0920-3885-7210-9224-2341
Type of assessment: SAP, new dwelling
Total floor area: 71 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: £ 1,521

Over 3 years you could save: £ 93

Estimated energy costs of this home

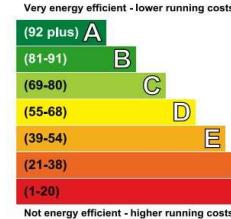
	Current costs	Potential costs	Potential future savings
Lighting	£ 159 over 3 years	£ 159 over 3 years	
Heating	£ 957 over 3 years	£ 957 over 3 years	
Hot Water	£ 405 over 3 years	£ 312 over 3 years	
Totals	£ 1,521	£ 1,428	

You could
save £ 93
over 3 years

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

Very energy efficient - lower running costs



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.

Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 99
2 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 849

12 Jellicoe Road
Yeovil BA21 5ES

£750

DESCRIPTION

An immaculately presented two bedroom coach house on Wyndham Park. The property is gas centrally heated and double glazed, has a beautifully fitted and well equipped kitchen with built in oven, hob and fridge freezer. There is a garage and off-road parking and available immediately.



ACCOMMODATION

The accommodation briefly comprises garage with large storage cupboard and an entrance hall with stairs to the first floor. On the first floor there is a large living room and kitchen, a landing, two bedrooms and a bathroom. The property also has good storage space.

LOCATION

Yeovil offers a wide range of excellent shopping, business and cultural facilities; there are supermarkets, a shopping centre, leisure centre and schools from primary through to secondary and the Yeovil College within easy reach. Regular bus services run within the town also serving nearby villages and neighbouring towns. Mainline railway stations will be found at Yeovil Junction as well as Pen Mill, good road links to the A30, A303 and A37 are all close by. The South Coast is approximately 25 miles away.

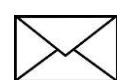


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