



£189,950

TENURE : FREEHOLD

Daywell Rise, Rugeley

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 1

**Ideal First Time Buyer or
Investor Purchase**

Close to local amenities

**Offered with No Onward
Chain**

Southwells
5 Horsefair, Rugeley, Staffs WS15 2EJ
info@southwellsproperties.co.uk | 01889582137
Website: <https://www.southwellsproperties.co.uk/>


SOUTHWELLS
PROPERTY SALES & LETTINGS

Southwells are pleased to bring to the market this good size three bedroom property, Offered with no onward chain and open to reasonable offers, this property is ideally suited to a range of buyers, from first time buyer to investor. Conveniently situated close to all local amenities and within easy reach of Rugeley town centre and all transport links. In brief comprising: Entrance Hallway, Lounge, Kitchen/Dining room, Three Bedrooms, Family Bathroom, Gardens to front and rear, Detached Garage, Double Glazing and Gas Central Heating

Front of property

Laid mainly to lawn with shrub planting, pathway leading to the side of the property and the rear garden.

Entrance

Approached via a side facing upvc door into the entrance hall, carpet flooring, ceiling light point, radiator, doorway to lounge and kitchen, staircase off to first floor accommodation.

Lounge 16'01" (4.90m) x 12'05" (3.80m)

Having feature wall mounted electric fire, large front facing window, two ceiling light points and radiator

Kitchen/Dining room 16'01" (4.90.) x 13'05" (4.10m max)

Fitted with a range of base and wall units, wood effect work surfaces, incorporating stainless steel sink and drainer, integrated electric oven and hob, wall mounted gas combi boiler, under stair storage cupboard, laminate flooring, rear facing window and French doors leading to rear garden, two ceiling light points and radiator.

Stairs and Landing

Fully enclosed stairway with wooden hand rail, carpet flooring, ceiling light point, access to loft, radiator and airing cupboard

Bedroom One 16'01" (4.91m) x 10'00" (3.06m)

Large rear facing window, carpet flooring, ceiling light point and radiator

Bedroom Two 8'06" (2.59m) x 9'06" (2.90m)

Front facing window, carpet flooring, ceiling light point and radiator

Bedroom Three 9'05" (2.88m) x 7'04" (2.24m)

Front facing window, carpet flooring, ceiling light point and radiator

Bathroom

Fitted with a white suite comprising low level w.c., wash hand basin and bath with side panel, electric shower over and shower screen, part tiled walls, laminate flooring, ceiling light point, radiator and side facing obscured glazed window

Rear of property

Fully enclosed comprising patio seating area, lawn area, pathway and gate accessing the rear, side access leading to the front.

Garage 16'02" (4.94m) x 8'01" (2.48m)

Detached brick built garage sitting with the garden boundary having up and over door.

Tenure: Freehold

Viewings: Strictly through Southwells 01889582137 info@southwellsproperties.co.uk

Council Tax Band: B

EPC Rating: C

Construction: Standard Brick Construction

Gas Supply: Mains

Water Supply: Mains

Sewerage: Mains

Broadband and mobile coverage: TBC

Disclaimer:

Southwell's for themselves and for the vendors or lessors of this property whose agents they are, give notice that

i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract.

ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct.

iii) intending purchaser or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspecting or otherwise as to the correctness of each of them.

iiii) no person in the employment of Southwells has any authority to make or give any warranty whatever in relation to this property.

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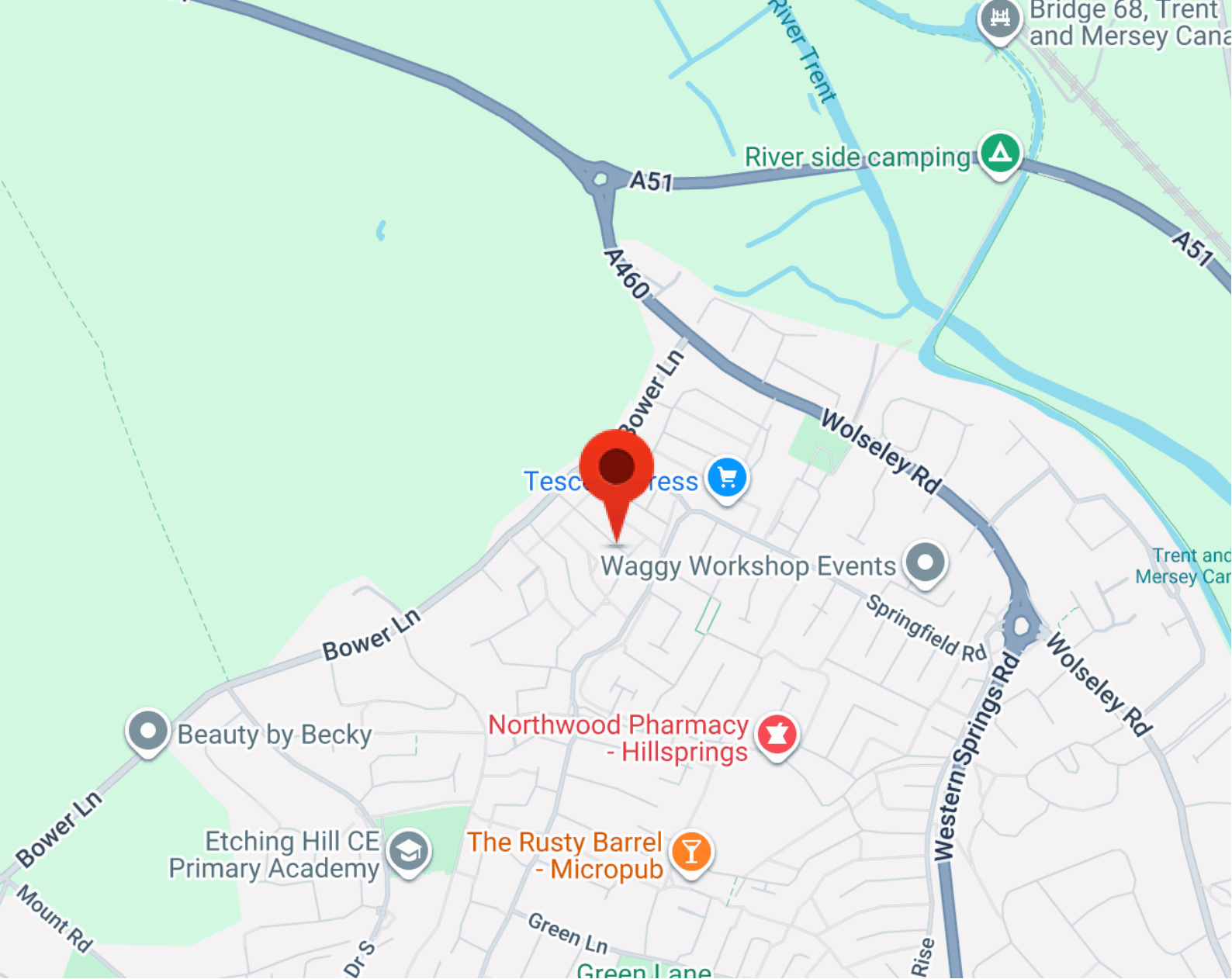
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Energy performance certificate (EPC)

28 Daywell Rise RUGELEY WS15 2RE	Energy rating	Valid until: 16 April 2034
	C	Certificate number: 0300-2179-8340-2094-7751

Property type End-terrace house

Total floor area 80 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

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.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Timber frame, as built, partial insulation (assumed)	Average
Wall	Cavity wall, filled cavity	Average
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 78% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 204 kilowatt hours per square metre (kWh/m²).

▶ [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£1,195 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £165 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 7,795 kWh per year for heating
- 2,112 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is C. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO ₂
This property produces	2.9 tonnes of CO ₂
This property's potential production	1.5 tonnes of CO ₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

▶ [Do I need to follow these steps in order?](#)

Step 1: Floor insulation (suspended floor)

Typical installation cost £800 - £1,200

Typical yearly saving £100

Potential rating after completing step 1 **73 C**

Step 2: Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving £66

Potential rating after completing steps 1 and 2 **75 C**

Step 3: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £3,500 - £5,500

Typical yearly saving £546

Potential rating after completing steps 1 to 3 **85 B**

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

[Find ways to save energy in your home](#)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Andrew Hood
Telephone	07753 749948
Email	andyhood@centralsurveyorsmidlands.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/020912
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	11 April 2024
Date of certificate	17 April 2024
Type of assessment	▶ RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	0195-2853-6124-9692-0465 (/energy-certificate/0195-2853-6124-9692-0465)
Expired on	16 February 2022

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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