



## 17 Dickens Place Copthorne Shrewsbury Shropshire, SY3 8ZB

### Monthly Rental Of £850

**AVAILABLE NOW.** A well presented two bedroom detached bungalow situated in a popular residential area. Accommodation comprises; Entrance Hall, Living room, Kitchen, Bathroom, Two Bedrooms (1x single) Front & Rear Garden, Driveway & Garage, DG, GCH. **ZJ&B TENANT INFORMATION:** Tenancies granted subject to contract following satisfactory credit, referencing and right to rent checks. 1 weeks holding fee applicable to successful applicants. Deposit: 5 weeks rent and first month's rent payable in advance. Rent **EXCLUDES** utilities and council tax. Tenancies granted on a 12 month Assured Shorthold Tenancy unless otherwise agreed. Smoking is prohibited in the Property. Pets are not considered unless otherwise stated.



# 17 Dickens Place, Copthorne, Shrewsbury, Shropshire, SY3 8ZB



Accommodation includes:  
 Entrance Hallway  
 Bedroom 2  
 Bathroom  
 Living Room  
 Kitchen  
 Bedroom 1

Council Tax Band C

Monthly Rental Of £850  
 per calendar month

Deposit - £980.00  
 5 weeks rent

Minimum Term of 12 months

Ground Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.  
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**Energy Performance Certificate**

17 Dickens Place  
 SHREWSBURY  
 SY3 8ZB

Building type: Detached bungalow  
 Date of assessment: 02 July 2009  
 Date of certificate: 02 July 2009  
 Reference number: 8027-8128-8420-4009-3313  
 Relative number: 1027  
 Total floor area: 43 m<sup>2</sup>

The home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
95-100	A	95-100	A
81-94	B	81-94	B
69-80	C	69-80	C
55-68	D	55-68	D
44-54	E	44-54	E
35-43	F	35-43	F
2-34	G	2-34	G

Current: D  
 Potential: B

Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	540 kWh/m <sup>2</sup> per year	299 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.0 tonnes per year	2.2 tonnes per year
Lighting	£45 per year	£22 per year
Heating	£481 per year	£260 per year
Hot water	£254 per year	£97 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated services, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.  
 For advice on how to take action and find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk](http://www.energysavingtrust.org.uk)

FLOOR PLANS FOR GUIDANCE ONLY