



**Offers in the region of £349,950**

**TENURE : FREEHOLD**

**Chapel Close, Much Wenlock TF13**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 1**

**Detached bungalow**

**Quiet cul-de-sac location with friendly community feel**

**Gas fired central heating and triple glazing installed**

**Three bedrooms**

**family shower room**

**Kitchen with breakfast area and separate utility room**

**Stentons Property**  
58 High Street, Much Wenlock, Shropshire  
[info@stentonsproperty.co.uk](mailto:info@stentonsproperty.co.uk) | 01952 728200  
Website: [www.stentonsproperty.co.uk](http://www.stentonsproperty.co.uk)

**STENTONS**  
PROPERTY

Offered with no upward chain. Nestled in the heart of the picturesque and highly sought-after market town of Much Wenlock, Wayside offers an exceptional opportunity to acquire a well-presented property within a peaceful cul-de-sac and just a short stroll from Much Wenlock's vibrant town centre, boasting independent shops, delightful cafes, traditional pubs, and local amenities. In brief, accommodation offers, triple glazing, gas fired central heating, kitchen breakfast room, utility, lounge, three bedrooms and family shower room. To the outside there is a large, well presented private garden to the rear, parking and a single garage. Viewing is highly recommended.













# Energy performance certificate (EPC)

Wayside  
Chapel Close  
MUCH WENLOCK  
TF13 6EJ

Energy rating

C

Valid until: 20 May 2035

Certificate number: 8000-7508-0322-8523-3553

Property type Detached bungalow

Total floor area 76 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.](#)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 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	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 300 mm loft insulation	Very good
Window	Fully triple glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 230 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## How this affects your energy bills

An average household would need to spend **£985 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 £177 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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### Heating this property

Estimated energy needed in this property is:

- 8,643 kWh per year for heating
- 3,000 kWh per year for hot water

## Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

## Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 3.1 tonnes of CO<sub>2</sub>

This property's potential production 1.5 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> 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.

## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£100
2. Increase hot water cylinder insulation	£15 - £30	£17
3. Solar water heating	£4,000 - £6,000	£61
4. Solar photovoltaic panels	£3,500 - £5,500	£430

## Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

## Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme)



## 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	Glyn Howells
Telephone	07817773526
Email	<a href="mailto:glyn@spp-property.co.uk">glyn@spp-property.co.uk</a>

### 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/029271
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	20 May 2025
Date of certificate	21 May 2025
Type of assessment	<a href="#">RdSAP</a>