



2 Capel House, Wycombe End
Monthly Rental Of £1,550

JacksonHowes



2 Capel House, Beaconsfield

A truly idyllic listed character cottage, originally built in 1524 and incorporating many period features including beamed ceilings and an open fireplace. With the unique combination of being tucked away in a secluded setting yet centrally located and close to the many amenities of Beaconsfield Old Town, the property is approached over a private driveway and stands in a well stocked pretty cottage garden. The accommodation comprises: sitting room open to dining room, fitted kitchen, 2 double bedrooms, en suite shower room to bedroom 1 and family bathroom. Ample storage cupboards throughout the property, detached garage . Available 12th September, unfurnished. Sorry, no pets. *Fees apply.



- Period cottage
- Beamed ceilings
- Private setting
- Central location
- Large living room
- 2 bedrooms
- 2 bathrooms
- Ample storage
- Garage & garden



Lettings fees information

£250/ £500 holding deposit prior to obtaining references (forming part of total deposit)

£85.00 + VAT per private individual tenant administration fee. Company tenancies

£150 + VAT minimum fee.

Share of Inventory Check fees (cost varies dependent on property size and furnishings and subject to VAT)

Additional pet deposit may apply



Energy Performance Certificate

2 Capels House, Wycombe End, BEACONSFIELD, HP9 1NB

Dwelling type: Sem-detached house
Date of assessment: 05 August 2014
Date of certificate: 05 August 2014

Reference number: 0424-2885-7782-9404-4335
Type of assessment: RdSAP, existing dwelling
Total floor area: 91 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:

£ 4,356

Over 3 years you could save

£ 2,439

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 273 over 3 years	£ 162 over 3 years	
Heating	£ 3,633 over 3 years	£ 1,503 over 3 years	
Hot Water	£ 450 over 3 years	£ 252 over 3 years	
Totals	£ 4,356	£ 1,917	You could save £ 2,439 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

A

B

C

D

E

F

G

Very energy efficient - lower running costs

A

B

C

D

E

F

G

Current

Potential

83

41

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).

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,497	✓
2 Floor insulation	£800 - £1,200	£ 234	✓
3 Low energy lighting for all fixed outlets	£35	£ 90	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no upfront cost.

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The UK's number one property website

Zoopla.co.uk

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