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£1,595 pcm

HARVEY COURT, BLACKFIELD, SO45 1SG



3 Bedrooms

1 Bathroom

15 London Road Southampton SO152AE |
enquiries@letsrentsouthampton.co.uk

02380 434448

£1,595 pcm

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Situated at 9a Harvey Court, this three-bedroom semi-detached home offers a bright, neutral interior and a practical layout. The modern fitted kitchen features sleek grey cabinetry, while the bedrooms have light walls and grey carpets. One bedroom also benefits from built-in storage.

Outside, there's a fenced rear garden with a mix of lawn and paved areas, plus a garden shed. The front of the property has a paved driveway area.

The home is in Blackfield, close to local shops and everyday amenities, including a Tesco Express and Post Office on Hampton Lane. Blackfield Primary and Nursery School is also nearby

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Three-bedroom semi-detached house in Blackfield

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NEW BATHROOM - MODERN KITCHEN

EPC- C

Council Tax- B

Holding Deposit - £380.00

5 week Deposit - £1903.00

Kitchen *17' 1" x 7' 5" (5.21m x 2.26m)*

W.C.

Hallway

Lounge *10' 4" x 12' 4" (3.15m x 3.76m)*

Bathroom *6' 1" x 5' 6" (1.85m x 1.68m)*

Landing *5' 11" x 7' 6" (1.80m x 2.29m)*

Master Bedroom *10' 9" x 9' 10" (3.28m x 3.00m)*

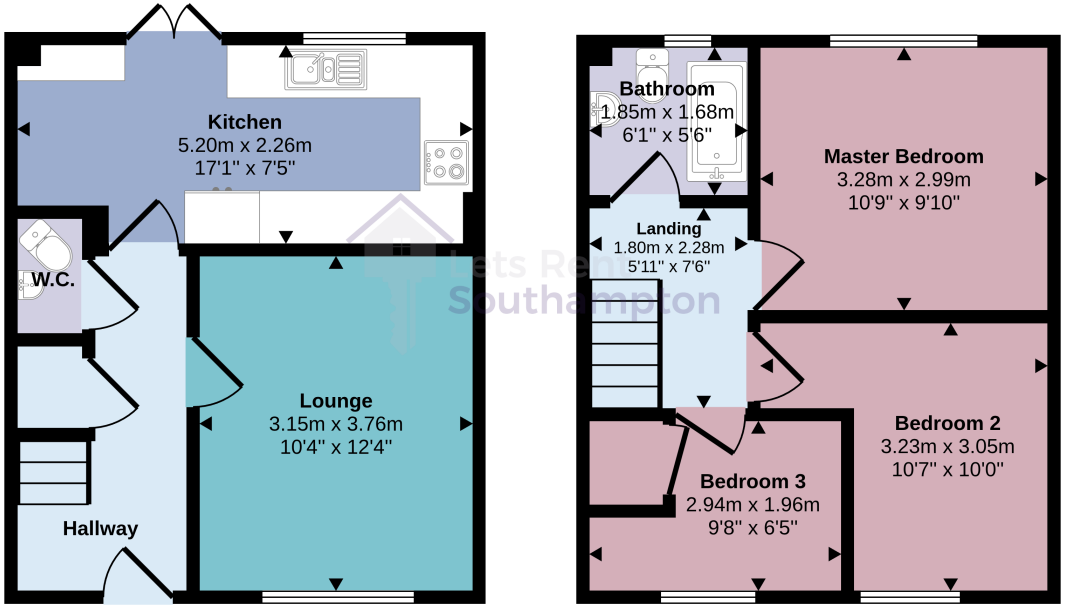
Bedroom 2 *10' 7" x 10' (3.23m x 3.05m)*

Bedroom 3 *9' 8" x 6' 5" (2.95m x 1.96m)*

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Approx Gross Internal Area
65 sq m / 700 sq ft



Ground Floor
Approx 32 sq m / 348 sq ft

First Floor
Approx 33 sq m / 352 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy performance certificate (EPC)

9A HARVEY COURT BLACKFIELD SO45 1SG	Energy rating **C**	Valid until:	**22 January 2031**
		Certificate number:	**2010-3588-4119-1191-5227**

Property type	End-terrace house
Total floor area	68 square metres

Rules on letting this property

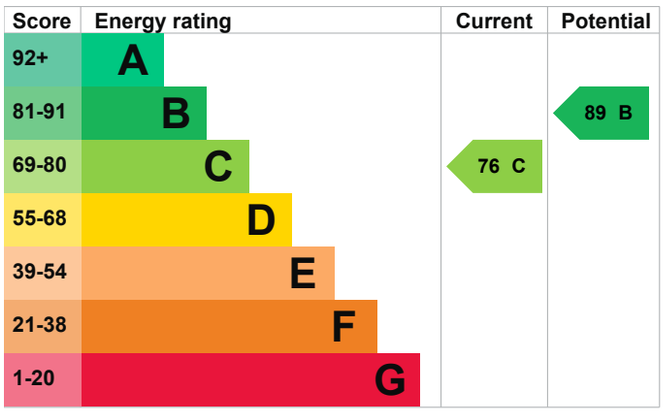
Properties can be let if they have an energy rating from A to E.

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).

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

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, 200 mm loft insulation	Good
Window	Fully double 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 71% of fixed outlets	Very good
Floor	Suspended, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 144 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- Dwelling may be exposed to wind-driven rain

How this affects your energy bills

An average household would need to spend **£456 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 £43 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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:

- 3,833 kWh per year for heating
- 2,024 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 CO2
This property produces	1.7 tonnes of CO2
This property's potential production	0.5 tonnes of CO2

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.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£20	£16
2. Solar water heating	£4,000 - £6,000	£27
3. Solar photovoltaic panels	£3,500 - £5,500	£372

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (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)

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	Gary Stephenson
Telephone	07917368433
Email	usergary9502@aol.com

Contacting the accreditation scheme

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

Accreditation scheme	ECMK
Assessor's ID	ECMK300941
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	22 January 2021
Date of certificate	23 January 2021
Type of assessment	RdSAP