



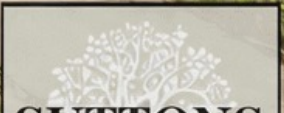
3

Bedrooms



1

Bathroom



£1,250 pcm  
Swanage Green, Walsgrave, Coventry, CV2



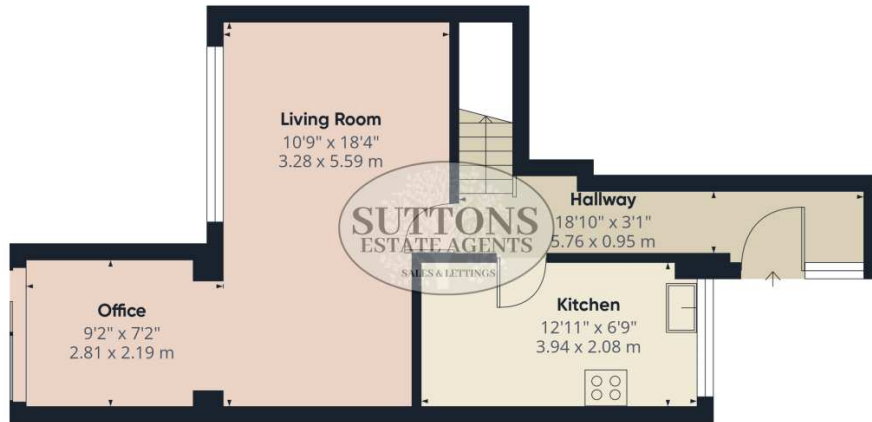
**\*\*\*AVAILABLE NOW\*\*\*** Zero deposit option. The property is positioned in the popular Walsgrave area of Coventry, a location well known for its excellent access to local amenities, schools, transport links and University Hospital Coventry. It has been redecorated throughout and benefits from new carpet on the stairs, making it a fresh and welcoming home for its next tenants..

- Available from 1 July 2026
- zero deposit option available
- Popular Walsgrave location
- Redecorated throughout
- Large living/dining room
- Fitted kitchen with gifted appliances
- Three bedrooms
- Rear garden with lawn and patio
- Garage and driveway parking
- EPC rating C & Council tax banding B

Upon entering the property, you are welcomed into an entrance hall, which provides access to the fitted kitchen, living room and stairs leading to the first floor. The kitchen is fitted and includes a freestanding gifted fridge freezer and washing machine. The living/dining room is a particularly good size, offering a practical and comfortable space for day-to-day living, relaxing and dining, with access leading out towards the rear garden.

To the first floor, the property offers three bedrooms, a bathroom with a corner bath and overhead shower, together with a separate toilet. The layout provides flexibility for a couple, small family or professional tenants looking for additional space to work from home.

Externally, the home benefits from a rear garden with both lawn and patio areas, providing a pleasant outdoor space to enjoy during the warmer months. To the front, there is a driveway and garage, offering valuable off-road parking and additional storage.



Ground Floor



Floor 1



Approximate total area<sup>m</sup>  
790 ft<sup>2</sup>  
73.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



# Energy performance certificate (EPC)

7 Swanage Green  
COVENTRY  
CV2 2JP

Energy rating

C

Valid until:

12 February 2036

Certificate number:

0320-2252-9520-2096-8925

Property type

Mid-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 C.

[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             |         |           |
| 69-80 | C             | 70 C    | 77 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, filled cavity                 | Good    |
| Wall                 | Cavity wall, as built, insulated (assumed) | Good    |
| Roof                 | Pitched, 200 mm loft insulation            | Good    |
| Roof                 | Flat, insulated                            | Average |
| Window               | Fully double glazed                        | Poor    |
| Main heating         | Boiler and radiators, mains gas            | Good    |
| Main heating control | Programmer, room thermostat and TRVs       | Good    |
| Hot water            | From main system                           | Good    |
| Lighting             | Good lighting efficiency                   | Good    |
| Floor                | Solid, no insulation (assumed)             | N/A     |
| Air tightness        | (not tested)                               | N/A     |
| Secondary heating    | None                                       | N/A     |

### Primary energy use

The primary energy use for this property per year is 167 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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### Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

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## How this affects your energy bills

An average household would need to spend **£1,099 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 £62 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** 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:

- 7,842 kWh per year for heating
  - 2,050 kWh per year for hot water
-

## Impact on the environment

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

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>

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This property produces 2.3 tonnes of CO<sub>2</sub>

This property's potential production 2.0 tonnes of CO<sub>2</sub>

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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.

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## Steps you could take to save energy

| Step                              | Typical installation cost | Typical yearly saving |
|-----------------------------------|---------------------------|-----------------------|
| 1. Floor insulation (solid floor) | £5,000 - £10,000          | £62                   |
| 2. Solar photovoltaic panels      | £8,000 - £10,000          | £266                  |

### Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://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 \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
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## 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 | Steven Messam                                                    |
| Telephone       | 024 76 444 111                                                   |
| Email           | <a href="mailto:info@midlandepc.co.uk">info@midlandepc.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/019667                                                                         |
| 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     | 12 February 2026      |
| Date of certificate    | 13 February 2026      |
| Type of assessment     | <a href="#">RdSAP</a> |

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