



 **4**
Bedrooms

 **3**
Bathrooms



*****AVAILABLE NOW*** ZERO DEPOSIT OPTION** We are pleased to present this spacious and well presented four bedroom semi detached family home on Dragoon Road, CV3. Available now at £1495 pcm with a Reposit option, the property offers generous accommodation over three floors, a large rear garden and excellent access to key commuter routes and local amenities.

- Four bedroom semi detached home in CV3
- Master bedroom with ensuite on top floor
- Large living room overlooking rear garden
- Modern kitchen with American style fridge freezer
- Large low maintenance Astroturf garden
- Driveway parking & Garage with rear access
- Easy access to A46, JLR and Warwick University
- EPC rating C, Council tax band C
- Property can be offered furnished or unfurnished
- Redecorated and new carpets throughout

As you enter the property, you are welcomed by a long and inviting hallway which immediately gives a sense of space. To the left is a convenient ground floor WC, ideal for guests and busy family life. To the right, you will find a well proportioned modern kitchen featuring an American style fridge freezer and space for a small dining table, making it perfect for casual breakfasts or evening meals.

To the rear of the property is a spacious living room that overlooks and opens out onto the rear garden. This is a fantastic family space with plenty of room for both relaxing and entertaining. The large windows and rear aspect allow natural light to flood the room, while the direct access to the garden makes it ideal during the warmer months.

The first floor offers three well sized bedrooms. The single bedroom comes equipped with a bed, mattress and wardrobe, making it ready to use as a child's room, guest room or home office. The second and third bedrooms are both doubles and are furnished with double beds, mattresses and additional furniture, providing excellent space for family members or sharers. The family bathroom on this floor is fully tiled and fitted with a bath, shower over, WC and basin, offering a practical and modern finish.

The second floor is dedicated to the impressive master bedroom suite. This large double room includes a double bed, substantial furniture and benefits from its own private ensuite. This top floor layout provides a sense of privacy and separation, making it an ideal retreat at the end of the day.

Externally, the property continues to impress. The rear garden is generously sized and laid with low maintenance AstroTurf, providing a clean and usable outdoor space all year round. There is access to the garage from the garden, adding further convenience and storage options. To the front, the property benefits from a driveway and garage access, ensuring off road parking.

Located in CV3, Dragoon Road offers excellent access to the A46, Jaguar Land Rover, Warwick University and Coventry city centre. The area is popular with families and professionals alike due to its strong transport links, nearby schools and local amenities.



Energy performance certificate (EPC)

18 Dragoon Road COVENTRY CV3 1PD	Energy rating	Valid until: 22 June 2033
	C	Certificate number: 4600-9228-2022-7423-0673

Property type	Semi-detached house
Total floor area	102 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		89 B
69-80	C	78 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, 250 mm loft insulation	Good
Roof	Roof room(s), insulated (assumed)	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 78% of fixed outlets	Very good
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 129 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£1,241 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 £104 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 5,602 kWh per year for heating
 - 2,361 kWh per year for hot water
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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 2.3 tonnes of CO₂

This property's potential production 1.1 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. Solar water heating	£4,000 - £6,000	£104
2. Solar photovoltaic panels	£3,500 - £5,500	£654

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	George Wanley
Telephone	07368914149
Email	gwanley@hotmail.com

Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO002380
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	22 June 2023
Date of certificate	23 June 2023
Type of assessment	RdSAP
