




2
Bedrooms


1
Bathroom


1
Receptions



*****AVAILABLE NOW*****

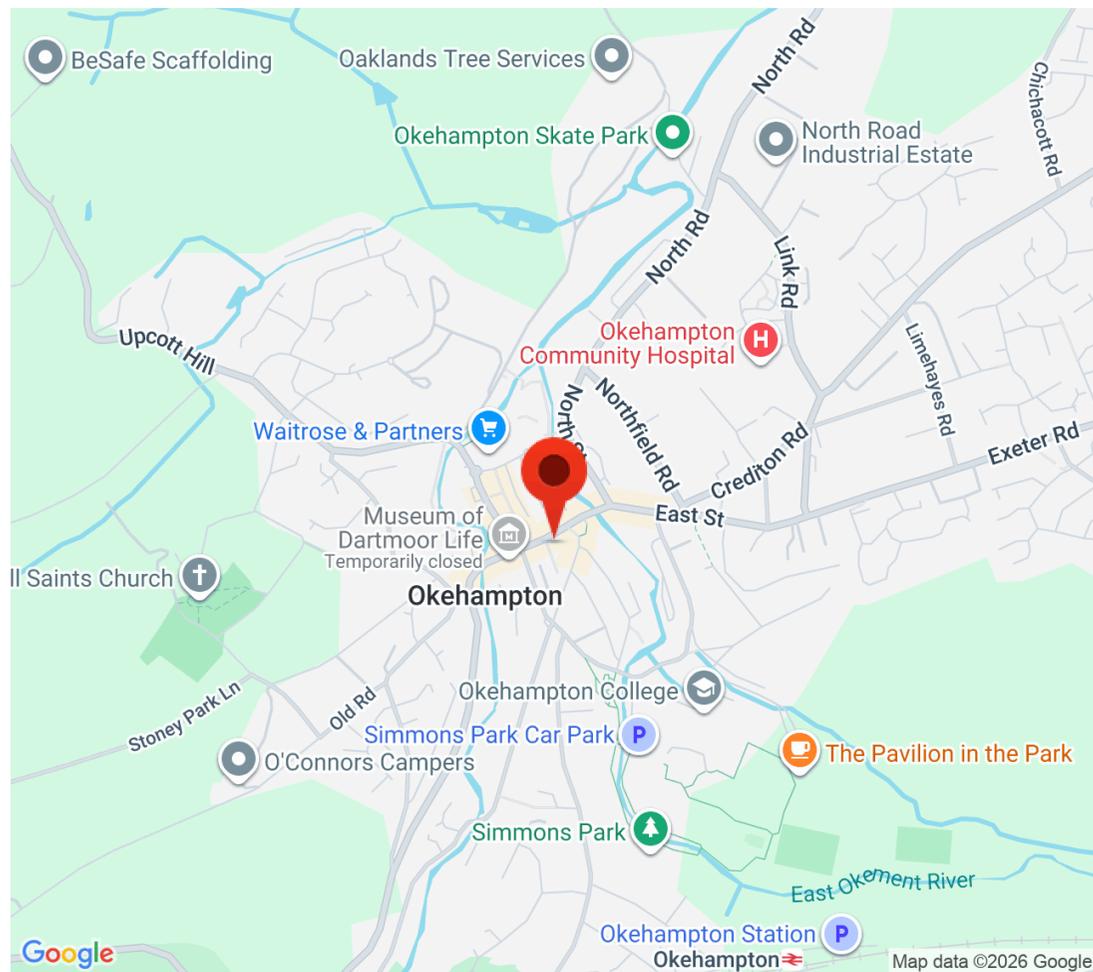
A nicely presented two bedroom flat set over two floors situated on Fore Street, allowing easy access to town shops, amenities, train station and leisure facilities.

The accommodation comprises of entrance hallway, large reception/ kitchen area with numerous base and wall units, integrated cooker & hob, space for a fridge/freezer, a modern shower room and two double bedrooms on the top floor.

There is a permit available for parking within easy walking distance at an additional charge of £25 pcm.

There is an additional charge of £150pcm for Electric, Gas & Water.

Pets Not Accepted



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Disclaimer

Whilst these particulars have been carefully prepared by Howes Estates or Pure Lettings their accuracy cannot be guaranteed. They do not form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. Howes Estates or Pure Lettings. Registered in England No - 07520398. Registered Office 4 East Street, Okehampton, Devon, EX20 1AS. VAT No.

Energy Performance Certificate



Flat 3, 34 Fore Street, OKEHAMPTON, EX20 1HB

Dwelling type: Top-floor maisonette
Date of assessment: 03 March 2019
Date of certificate: 03 March 2019

Reference number: 0578-3006-7357-6931-0994
Type of assessment: SAP, new dwelling
Total floor area: 66 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

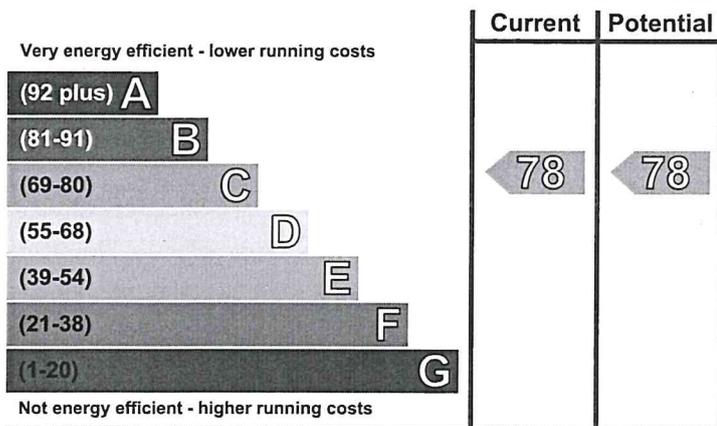
Estimated energy costs of dwelling for 3 years: £ 1,350

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|--------------------|--------------------|--------------------------|
| Lighting | £ 147 over 3 years | £ 147 over 3 years | Not applicable |
| Heating | £ 999 over 3 years | £ 999 over 3 years | |
| Hot Water | £ 204 over 3 years | £ 204 over 3 years | |
| Totals | £ 1,350 | £ 1,350 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Summary of this home's energy performance related features

| Element | Description | Energy Efficiency |
|-----------------------|---|-------------------|
| Walls | Average thermal transmittance 0.28 W/m ² K | ★★★★☆ |
| Roof | Average thermal transmittance 0.14 W/m ² K | ★★★★★ |
| Floor | (other premises below) | — |
| Windows | Some double glazing | — |
| Main heating | Boiler and radiators, mains gas | ★★★★☆ |
| Main heating controls | Programmer and room thermostat | ★★★☆☆ |
| Secondary heating | None | — |
| Hot water | From main system, flue gas heat recovery | ★★★★★ |
| Lighting | Low energy lighting in all fixed outlets | ★★★★★ |
| Air tightness | (not tested) | — |

Thermal transmittance is a measure of the rate of heat loss through a building element; the lower the value the better the energy performance.

Current primary energy use per square metre of floor area: 146 kWh/m² per year

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

Heat demand

| | |
|------------------------------|-------|
| Space heating (kWh per year) | 4,668 |
| Water heating (kWh per year) | 1,995 |

If you built your own home and, as part of its construction, you installed a renewable heating system, you could receive Renewable Heat Incentive (RHI) payments. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the www.gov.uk website.

Recommendations

None.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Quidos. You can obtain contact details of the Accreditation Scheme at .

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.epcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at www.opendatacommunities.org.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit www.epcregister.com. To opt out of having information about your building made publicly available, please visit www.epcregister.com/optout.

Assessor's accreditation number: QUID205985
Assessor's name: Mr Carl Taylor DIP DEA
Phone number: 07894 215 012
E-mail address: info@sapservice.co.uk
Related party disclosure: No related party

There is more information in the guidance document *Energy Performance Certificates for the marketing, sale and let of dwellings* available on the Government website at: www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 1.7 tonnes of carbon dioxide every year. You could reduce emissions by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.

