

Address: Thirlmere, Stukeley Meadows, Huntingdon,  
Cambridgeshire PE29 6UJ

Rental: £1250.00 per calendar month

Availability: Available Now

**FACT FILE**

**PROPERTY STYLE**

A modern 3 bedroom semi-detached in quiet cul-de-sac location.

**ACCOMMODATION**

Lounge, refitted kitchen/diner with door to rear garden, one double bedroom, 2 single bedrooms and refitted bathroom with shower.

**BENEFITS/FEATURES**

UPVC double glazing  
Gas radiator central heating  
Single garage with additional parking  
Enclosed rear garden

**GENERAL CONDITION**

The property is presented in excellent order throughout

**FURNISHINGS INCLUDED**

Carpets and curtains throughout

**KITCHEN APPLIANCES**

Electric Cooker  
Extractor Hood



**LETTING TERMS & INFORMATION**

<b>Availability</b>	Long term
<b>Rent Payable</b>	Monthly or weekly
<b>Deposit required</b>	£1250.00
<b>Utilities included</b>	No
<b>Council Tax</b>	Band B
<b>Council tax payable</b>	£ per annum

**RESTRICTIONS**

\* **Non-smoking property**

**Our ref. W337**

# Energy Performance Certificate



37, Thirlmere, HUNTINGDON, PE29 6UJ

Dwelling type: Semi-detached house  
 Date of assessment: 08 July 2016  
 Date of certificate: 09 July 2016

Reference number: 0388-6091-7233-4556-9930  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 62 m<sup>2</sup>

## Use this document to:

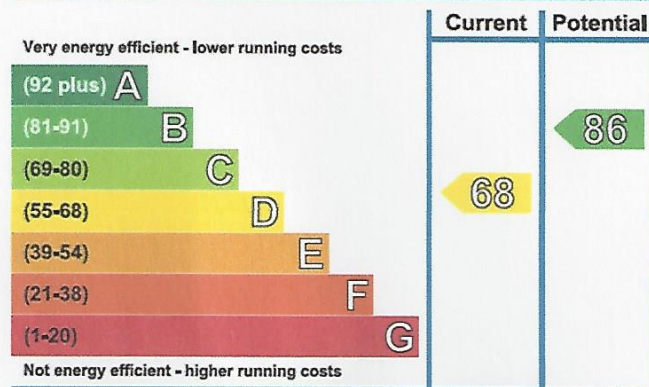
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,875
Over 3 years you could save	£ 324

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 144 over 3 years	
Heating	£ 1,245 over 3 years	£ 1,173 over 3 years	
Hot Water	£ 399 over 3 years	£ 234 over 3 years	
<b>Totals</b>	<b>£ 1,875</b>	<b>£ 1,551</b>	

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



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 Floor insulation (solid floor)	£4,000 - £6,000	£ 99	
2 Low energy lighting for all fixed outlets	£25	£ 78	
3 Solar water heating	£4,000 - £6,000	£ 150	

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](http://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 up-front cost.