



£ 925.00 pcm

Three Bedroomed House
Walking distance to the town
Modern Electric Heating
Master En-Suite
Enclosed Rear Garden
EE Rating D



Part double glazed front door provides access to: Entrance Hall with doors off to:

Cloakroom with Low level flush WC and wash hand basin with tiled splashback. Wall mounted cupboard providing storage. window to the side, wall mounted electric heater.

Sitting Room: 16' x 16' (4.87m x 4.87m) max including stairs windows to the front and side. Stairs rising to the first floor with understairs storage cupboard. Wall mounted electric fire, wall mounted electric heater, fitted carpet. Door to:

Kitchen/Dining Room: 16' x 10' 2" (4.87m x 3.10m) Modern fitted kitchen with a selection of matching eye and base level units with roll edge worksurface over incorporating stainless steel 1½ bowl sink/drainage unit and four ring ceramic hob with stainless steel splashback and extractor hood over. Integrated eye level double oven, space and plumbing for washing machine. Window to the rear and glazed sliding patio doors giving access to the garden. Door to storage cupboard, wall mounted electric heater.

Landing, Cupboard housing 'Megaflor' hot water cylinder and slatted shelving for linen storage. Access to loft space and doors to:

Bedroom One: 12' 9" including wardrobe x 9' 6" excluding door recess (3.88m x 2.89m) Window to front Built-in mirror fronted wardrobes. over bed storage. Fitted carpet, wall mounted electric heater Door to:

En-Suite Shower Room Matching white suite comprising shower cubicle housing 'Mira' electric shower, low level flush WC and pedestal wash hand basin. window to front, part tiled walls, extractor fan and light.

Bedroom Two: 9' 7" inc wardrobes x 9' 4" (2.92m x 2.84m) Rear aspect window. Built-in wardrobes. Fitted carpet, electric heater.

Bedroom Three: 10' 3" x 6' 1" (3.12m x 1.85m) Rear aspect window. Fitted carpet, wall mounted electric heater.

Bathroom white suite comp panel enclosed bath with shower over, low level flush WC and pedestal wash hand basin. Wall mounted cupboard and vanity cupboard. Window to Side, part tiled walls, wall mounted electric heater, extractor fan.

OUTSIDE To the front is a small shingle garden with paved pathway leading to the front, timber pedestrian gate to the side and rear. The rear garden has steps leading down to a fully enclosed area laid to paving with small area of astro turf. water tap, timber shed and further storage area. Parking space for one vehicle with further on street parking available.

DIRECTIONS

From Holsworthy Square turn right and immediately right again into Bodmin Street. Continue on this road and follow around to the left into Parsons Close. Proceed into the development following the road around to the right and the property can be found on the left hand side.

Property Reference: H1741

Tenancy Information

One Months Rent In Advance

Deposit (5x One Weeks Rent)



VIEWINGS: Please ring 01409 259548 to view this property and check availability before incurring travel time/costs. **FULL DETAILS OF ALL OUR PROPERTIES ARE AVAILABLE ON OUR WEBSITE** www.kivells.com.

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Energy Performance Certificate



12, Parsons Close, HOLSWORTHY, EX22 6BJ

Dwelling type: End-terrace house
Date of assessment: 22 November 2016
Date of certificate: 22 November 2016

Reference number: 2328-0900-7239-4586-6954
Type of assessment: RdSAP, existing dwelling
Total floor area: 94 m²

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:	£ 3,252
Over 3 years you could save	£ 1,050

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 321 over 3 years	£ 213 over 3 years	
Heating	£ 2,445 over 3 years	£ 1,692 over 3 years	
Hot Water	£ 486 over 3 years	£ 297 over 3 years	
Totals	£ 3,252	£ 2,202	

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		
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	Current 61	Potential 83 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). 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.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 171
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 114
3 Low energy lighting for all fixed outlets	£25	£ 78

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.