




1
Bedroom


1
Bathroom


1
Receptions



- Spacious One Bedroom Flat
- Close to Town Centre
- Open Plan Living
- Popular Location
- Double Glazed Windows
- Communal Garden
- Utility Area
- Shower Room

******ONE BEDROOM SECOND FLOOR FLAT**** **** GOOD LOCATION**** ****SHORT 6 MONTH LET ONLY******

A self contained flat situated in the most convenient of positions and within a short distance of the town centre.

The accommodation briefly comprises of a communal entrance hall with stairs leading to the first floor, from here a door then leads to an entrance hallway with a useful utility area with plumbing for a washing machine, further stairs lead to a hallway with doors to the bedroom and sitting room. The spacious sitting/dining room area is an open plan room with kitchen at one end, the kitchen has matching wall and base units with a built in oven and hob, there is space for an upright fridge/freezer. A window overlooks the front aspect. From the hallway a door leads to the double bedroom with a built in wardrobe, shower room with walk in shower cubicle, w/c and wash-hand basin. There is also a communal area to the rear with a washing line.

Pets not accepted.

This let will only be a short 6 months - notice to vacate will be given at the same time at the start of tenancy.



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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 (EPC)

Flat 5 11 Station Road OKEHAMPTON EX20 1DY	Energy rating	Valid until: 21 August 2028
	E	Certificate number: 8638-6228-4180-5870-6922

Property type Top-floor maisonette

Total floor area 44 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 E. 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		77 C
55-68	D		
39-54	E	40 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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Roof	Pitched, 270 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Room heaters, electric	Very poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric instantaneous at point of use	Very poor
Lighting	Low energy lighting in 63% of fixed outlets	Good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 487 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Stone walls present, not insulated
- Dwelling may be exposed to wind-driven rain

How this affects your energy bills

An average household would need to spend **£1,151 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 £711 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** 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:

- 5,637 kWh per year for heating
 - 987 kWh per year for hot water
-

Impact on the environment

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

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 **3.6 tonnes of CO₂**

This property's potential production **1.8 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. Internal wall insulation	£4,000 - £14,000	£583
2. High heat retention storage heaters	£800 - £1,200	£129

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:

- Free energy saving improvements: [Home Upgrade Grant \(www.gov.uk/apply-home-upgrade-grant\)](http://www.gov.uk/apply-home-upgrade-grant)
 - Insulation: [Great British Insulation Scheme \(www.gov.uk/apply-great-british-insulation-scheme\)](http://www.gov.uk/apply-great-british-insulation-scheme)
 - Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
 - Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](http://www.gov.uk/energy-company-obligation)
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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	Christopher Simons
Telephone	01837 658638
Email	cjsimons@uwclub.net

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/019510
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	20 August 2018
Date of certificate	22 August 2018
Type of assessment	RdSAP