

Address: Tolkien Close, Bedford MK41 0WS

Rental: £1500.00 per calendar month

Availability: Available Now

FACT FILE

PROPERTY STYLE

A fully refurbished 3 bedroom semi-detached

ACCOMMODATION

Entrance hall, cloakroom, lounge, new fitted kitchen/diner, two double bedrooms, third single bedroom and new family bathroom with shower.

BENEFITS/FEATURES

UPVC double glazing
Gas radiator central heating
Single garage with additional parking
Enclosed rear garden
Electric car charging point

GENERAL CONDITION

Excellent condition

FURNISHINGS INCLUDED

Redecorated and re-carpeted throughout

KITCHEN APPLIANCES

Electric Oven
Gas Hob
Extractor Hood
Fridge/Freezer



LETTING TERMS & INFORMATION

Availability	Long term
Rent Payable	Monthly or weekly
Deposit required	£1500.00
Utilities included	No
Council Tax	Band C
Council tax payable	£ per annum

RESTRICTIONS

* **Non-smoking property**

Our ref. L487

66-68 St Loyes Street, Bedford, MK40 1EZ

www.hea.co.uk

Energy Performance Certificate



1, Tolkien Close, BEDFORD, MK41 0WS

Dwelling type: Semi-detached house
Date of assessment: 17 March 2017
Date of certificate: 17 March 2017

Reference number: 9638-2070-7217-5703-7980
Type of assessment: RdSAP, existing dwelling
Total floor area: 69 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

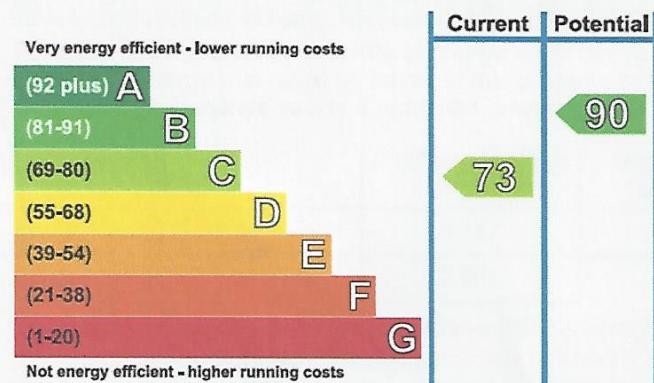
Estimated energy costs of dwelling for 3 years:	£ 1,701
Over 3 years you could save	£ 426

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 252 over 3 years	£ 156 over 3 years	
Heating	£ 966 over 3 years	£ 909 over 3 years	
Hot Water	£ 483 over 3 years	£ 210 over 3 years	
Totals	£ 1,701	£ 1,275	

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 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	Available with Green Deal
1 Increase hot water cylinder insulation	£15 - £30	£ 42	✓
2 Low energy lighting for all fixed outlets	£35	£ 84	
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 174	✓

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.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.