




£1,700 pcm
Hamble, Southampton, Hampshire, SO31



 4
Bedrooms

 2
Bathrooms

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This spacious 4-bedroom bungalow in Hamble offers a comfortable living space with two reception rooms and a well-equipped kitchen. The property features a large garden, perfect for outdoor activities, and off-road parking. Each of the four bedrooms is generously sized, with three double bedrooms and one single bedroom.

Located on Satchell Lane in Hamble, this 4-bedroom bungalow offers a practical living environment. The property is set in a desirable area of Southampton, Hampshire, providing easy access to local amenities and transport links. Each of the four bedrooms is generously sized, with three double bedrooms and one single bedroom. The kitchen is fitted with modern appliances and offers plenty of storage and workspace.

The bungalow features a large garden, ideal for gardening enthusiasts or those who enjoy outdoor leisure activities. Off-road driveway parking is available, ensuring convenience for residents with vehicles. The property is unfurnished, allowing tenants to personalize the space to their liking.

Hamble is known for its picturesque surroundings and maritime heritage, offering a range of local amenities including shops, cafes, and schools. The area is well-connected with public transport options, making it easy to commute to nearby cities or explore the scenic countryside.

The property has an EPC rating that ensures energy efficiency, contributing to lower utility costs. This bungalow provides a practical and comfortable living space in a sought-after location, suitable for families or professionals seeking a peaceful environment.



Energy performance certificate (EPC)

32 Satchell Lane
Hamble
SOUTHAMPTON
SO31 4HH

Energy rating

D

Valid until: **18 December 2032**

Certificate number: **2290-6765-0822-2294-3223**

Property type **Detached bungalow**

Total floor area **124 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 D. 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		80 C
55-68	D	66 D	
39-54	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	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Roof	Flat, insulated (assumed)	Average
Window	Partial double glazing	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 204 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Cavity fill is recommended
-

How this affects your energy bills

An average household would need to spend **£943 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 £176 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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:

- 14,818 kWh per year for heating
- 2,299 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is D. 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 4.5 tonnes of CO₂

This property's potential production 2.4 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. Cavity wall insulation	£500 - £1,500	£64
2. Floor insulation (suspended floor)	£800 - £1,200	£81
3. Solar water heating	£4,000 - £6,000	£30
4. Solar photovoltaic panels	£3,500 - £5,500	£398

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency

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	Peter Orchard
Telephone	07966 876368
Email	info@allinonesurveys.com

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/016974
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	16 December 2022
Date of certificate	19 December 2022
Type of assessment	RdSAP
