

WILKINSON

SALES • LETTINGS • MANAGEMENT

£145,000

Oldfield, Tewkesbury, Gloucestershire, GL20



1

Bedroom



1

Bathroom

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |
Info@wilkinsonsllm.co.uk

01684367736

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Wilkinson SLM are pleased to offer for sale a well presented one bedroom first floor apartment in Tewkesbury with beautiful field views. The accommodation comprises lounge/dining room with electric fireplace, kitchen with the added benefit of an integrated dishwasher, washing machine, electric oven and gas hob. The home also has a double bedroom with built in double and single wardrobe and bathroom. The charming rear garden is predominately laid to lawn with stepping stones to the patio area at the back. It is a perfect area to put garden furniture on and enjoy the picturesque views. There is also a lovely summer house that is situated on a patio area too. There is a wooden gate at the bottom of the garden ready to explore the nature of the fields. The apartment is further complemented by UPVC double glazing, electric heaters, bin storage and a storage shed. This is a fantastic opportunity with a great location and a viewing comes highly recommended.

Kitchen *2.87m x 1.57m*

Size: 2.87m x 1.57m (9\'5 x 5\'2)

Lounge/Dining Room *5.08m max x 3.91m max*

Size: 5.08m max x 3.91m max (16\'8 max x 12\'10 max)

Bedroom *4.06m max x 2.82m max*

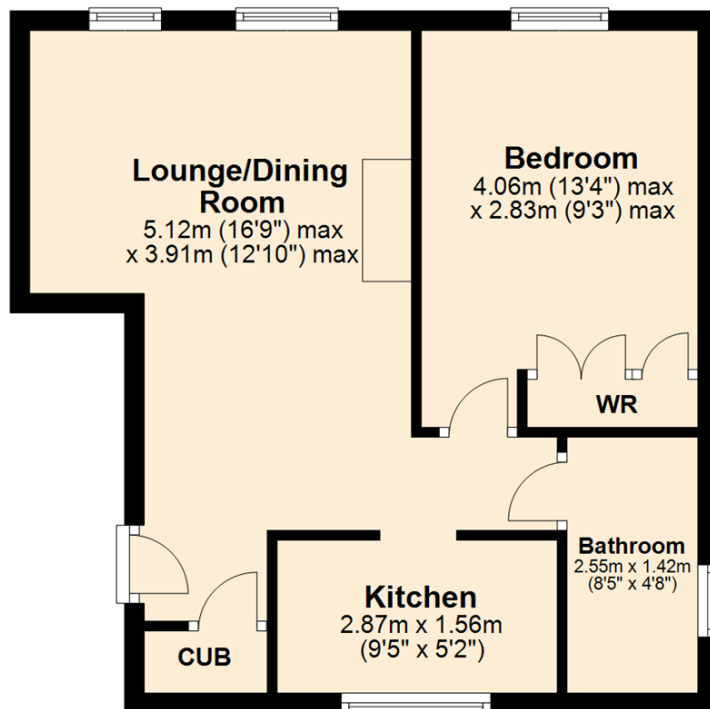
Size: 4.06m max x 2.82m max (13\'4 max x 9\'3 max)

Bathroom *2.57m x 1.42m*

Size: 2.57m x 1.42m (8\'5 x 4\'8)

Ground Floor

Approx. 41.6 sq. metres (447.7 sq. feet)



Total area: approx. 41.6 sq. metres (447.7 sq. feet)

This plan is not to scale and is for guidance only. Produced by PlanUp.
Plan produced using PlanUp.



Energy performance certificate (EPC)

57 Oldfield
TEWKESBURY
GL20 5QT

Energy rating

D

Valid until: **10 November 2032**

Certificate number: **9607-3921-1209-7052-9204**

Property type

Top-floor flat

Total floor area

42 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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be D.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	67 D
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Average
Wall	Solid brick, as built, no insulation (assumed)	Poor
Roof	Pitched, 270 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Room heaters, mains gas	Poor
Main heating	Room heaters, electric	Very poor
Main heating control	No thermostatic control of room temperature	Poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Gas multipoint	Average
Lighting	Low energy lighting in 60% 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 309 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Two main heating systems and heating system upgrade is recommended
As there is more than one heating system, you should seek professional advice on the most cost-effective option for upgrading the systems.

Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces 6 tonnes of CO2

This property produces 2.3 tonnes of CO2

This property's potential production 1.6 tonnes of CO2

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 0.7 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (58) to D (67).

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£53
2. Low energy lighting	£10	£11
3. Condensing boiler	£3,000 - £7,000	£79

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022\)](https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022). This will help you buy a more efficient, low carbon heating system for this property.

[Find energy grants and ways to save energy in your home \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency).

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£706
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Potential saving	£143
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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you [complete each recommended step in order](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#) (<https://www.gov.uk/improve-energy-efficiency>).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	3278 kWh per year
Water heating	1143 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Solid wall insulation	357 kWh per year

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Nicholas Smee
Telephone	0791 700 5259
Email	chosenenergy@hotmail.co.uk

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/020455
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	10 November 2022
Date of certificate	11 November 2022
Type of assessment	RdSAP
