



The **Lettings** Company

## Moss Brow Cottage, Woolston

**To LET**



### 2 Bed House - Cottage

- UPVC DG to front, TG to rear
- Available Fully Furnished
- Original Character Features
- Fantastic Countryside Views

\*Entrance Hall \*Lounge with feature fireplace  
\*Large dining kitchen inc appliances \*Two double bedrooms with fitted wardrobes  
\*Bathroom \*Beamed ceilings \*Shared gardens \*Located along a country lane \*Rural location  
\*Excellent motorway links...

**Rent £560 pcm\***

\*Referencing and application fees apply which depend on individual circumstances. Please call us for details.

**For enquiries call: 01925 267 070**



# Energy Performance Certificate



**Moss Brow Cottage, Nicol Avenue, Woolston, WARRINGTON, WA3 6DN**

**Dwelling type:** Mid-terrace house      **Reference number:** 8267-7225-0510-0860-2992  
**Date of assessment:** 10 May 2013      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 10 May 2013      **Total floor area:** 58 m<sup>2</sup>

**Use this document to:**

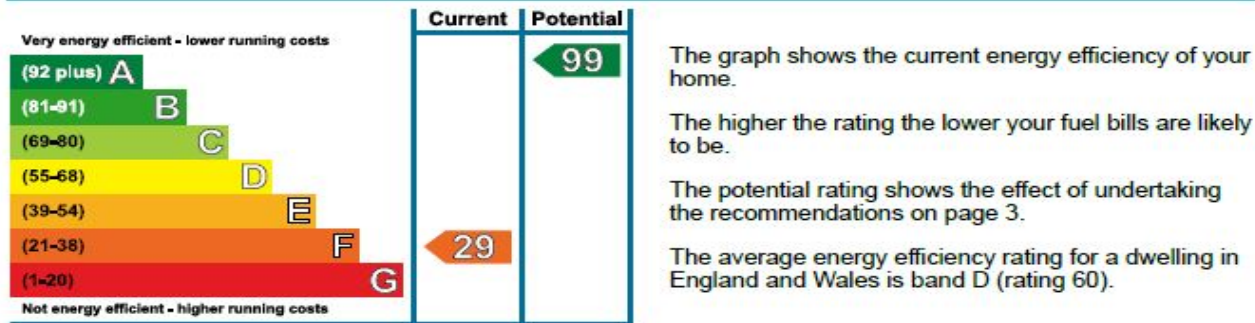
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,924</b>
<b>Over 3 years you could save</b>	<b>£ 2,940</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 186 over 3 years	£ 129 over 3 years	
Heating	£ 2,853 over 3 years	£ 639 over 3 years	
Hot Water	£ 885 over 3 years	£ 216 over 3 years	
<b>Totals</b>	<b>£ 3,924</b>	<b>£ 984</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



## 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 Internal or external wall insulation	£4,000 - £14,000	£ 1,407	✓
2 Floor insulation	£800 - £1,200	£ 243	✓
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 84	✓

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.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Note to prospective Tenants:

Appliances include: Cooker, Fridge/Freezer & Dryer all provided on a non-repairable, non-replaceable basis

Parking to the front for 1 car

Property services by a septic tank and requires periodic emptying. The cost is payable by the Tenant.

**Notes:**

1) The Lettings Company has produced this brochure in good faith, the details are set out as a general guide only and do not constitute any part of any contract. Any appliances or services have not been tested and are not guaranteed or warranted.

2) Any interested party should satisfy themselves about any matter of importance to them and not be solely reliant on the contents of this brochure before making a decision to rent.