



The**Lettings**Company

Perth Close, Cinnamon Brow. WA2 0SF

To LET



Modern 3 bedroom semi-detached

- *Gas Central Heating with combi boiler
- *UPVC Double glazing
- *Lounge
- *Kitchen / Diner with patio doors to garden
- *Bathroom
- *Additional ground floor W.C
- *En suite to master bedroom
- *Laminate flooring & neutral carpets throughout
- *Driveway parking for 2 cars
- *Front garden
- *Enclosed, lawned rear garden

£580 pcm

For enquiries call: 01925 26 70 70

Energy Performance Certificate



Perth Close, Fearnhead
WARRINGTON
WA2 0SF

Dwelling type: Semi-detached house
Date of assessment: 26 September 2009
Date of certificate: 26 September 2009
Reference number: 8600-9966-9720-2526-1113
Total floor area: 70 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	193 kWh/m ² per year	167 kWh/m ² per year
Carbon dioxide emissions	2.2 tonnes per year	1.9 tonnes per year
Lighting	£54 per year	£33 per year
Heating	£293 per year	£276 per year
Hot water	£83 per year	£72 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.
For advice on how to take action and to find out about offers available to help make your home

Viewing strictly by appointment. Please call: 01925 26 70 70