



22 Fourvents, Cobham, KT11 2NE
£1,750 PCM

A well presented three bedroom semi detached property situated in a cul de sac within walking distance of Cobham village. Benefits from south west facing garden, refitted kitchen and bathroom. Available June 2018.

DIRECTIONS

From our office, proceed up Anyards Road and take the next right turning into Freelands Road and continue up the road. Turn left into Fourwents and no 22 can be found towards the end on the left.

ENTRANCE HALL

Leading to;

LIVING ROOM

With gas fireplace, double doors leading out to the garden.

KITCHEN

Refitted range of wall and floor units, built in appliances, rear aspect.

STAIRS TO FIRST FLOOR LANDING

BEDROOM ONE

Double bedroom with front aspect and built in wardrobes.

BEDROOM TWO

Double bedroom with front aspect and built in wardrobes.

BEDROOM THREE

Bedroom with rear aspect.

WC

Refitted separate w.c

BATHROOM

Refitted bath, wc, wash basin.

OUTSIDE

South west facing garden with patio.

FRONT OF THE PROPERTY

Pretty front garden with off street parking and single garage.

COUNCIL TAX

Band E .

ADMINISTRATION CHARGES

Please be advised that administration fees of £150 will be charged

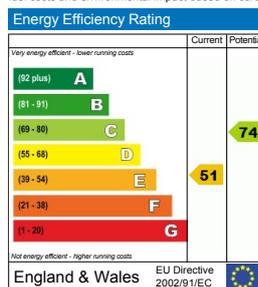
Energy Performance Certificate



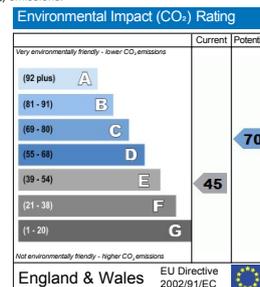
22, Four Wents
COBHAM
KT11 2NE

Dwelling type: Semi-detached house
Date of assessment: 13-Jul-2010
Date of certificate: 13-Jul-2010
Reference number: 9278-9011-6203-7570-9934
Type of assessment: RdSAP, existing dwelling
Total floor area: 86 m²

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



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.



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	391 kWh/m ² per year	205 kWh/m ² per year
Carbon dioxide emissions	5.7 tonnes per year	3.0 tonnes per year
Lighting	£68 per year	£45 per year
Heating	£819 per year	£447 per year
Hot water	£180 per year	£127 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

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

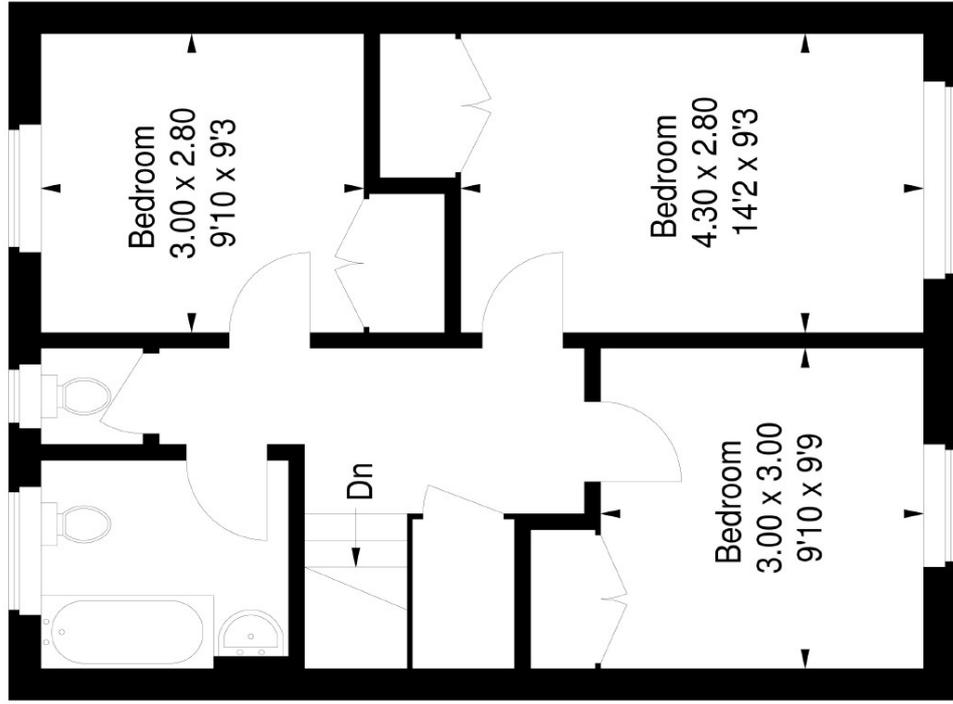


Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

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.

22 Fourvents, Cobham

Approximate Gross Internal Area
102 sq m / 1109 sq ft (Including Garage)



First Floor

Ground Floor

Ref 129856

Illustration For Identification
Purposes Only. The plan has
been created using previous
drawings as reference
material, therefore the
accuracy of information
cannot be guaranteed.
Not To Scale.