

JULIAN  
WADDEN







## 4 Devon Close Brinnington





Guide price £119,950  
Square Footage: 910  
Council Tax Band: A  
Tenure: Freehold  
Service Charge:  
Sat Nav Directions: SK5 8DD

The property is situated on a quiet cul-de-sac and offers deceptively spacious accommodation. Occupied by tenants this is an ideal investment opportunity currently generating almost a 6.5% yield. The accommodation is over two stories and comprises; inviting entrance hall, large breakfast kitchen, living room through to conservatory. The first floor reveals three good sized bedrooms and a family bathroom. Externally to the rear there are enclosed gardens, WC and useful storage whilst there are formal gardens the front laid to lawn. For further information please contact our Reddish branch on 01614434020



# Energy Performance Certificate

4, Devon Close, STOCKPORT, SK5 8DD

Dwelling type: Mid-terrace house

Date of assessment: 04 August 2014

Date of certificate: 04 August 2014

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

**Estimated energy costs of dwelling for 3 years:**

**£ 1,650**

**Over 3 years you could save**

**£ 165**

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 129 over 3 years	£ 129 over 3 years	
Heating	£ 1,242 over 3 years	£ 1,101 over 3 years	
Hot Water	£ 279 over 3 years	£ 195 over 3 years	
<b>Totals</b>	<b>£ 1,650</b>	<b>£ 1,485</b>	<b>You could save £ 165 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This includes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

Current (Potential)	The graph shows the current energy efficiency of your home.
72 (80)	The higher the rating the lower your fuel bills are likely to be.
72 (80)	The potential rating shows the effect of undertaking the recommendations on page 3.
72 (80)	The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
72 (80)	The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Top actions you can take to save money and make your home more efficient**

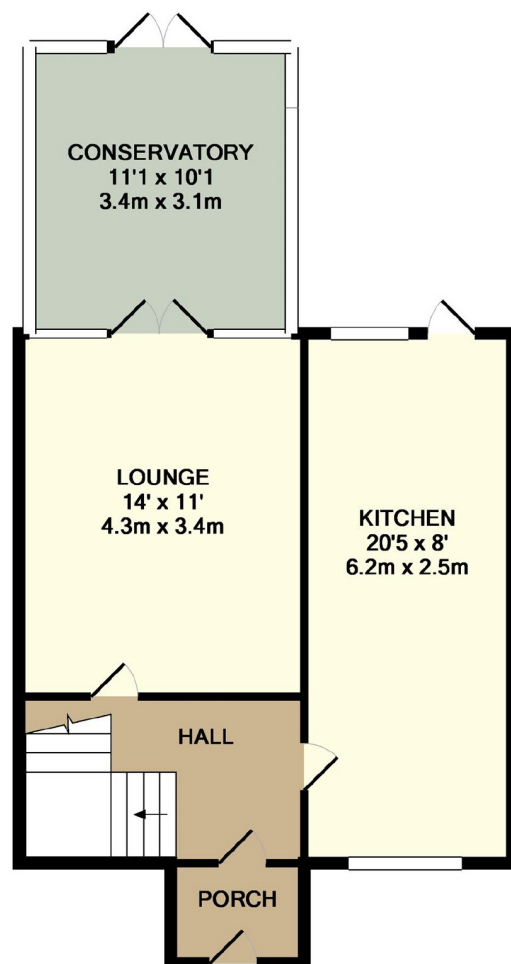
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Floor insulation	£800 - £1,200	£ 61	Yes
2. Solar water heating	£4,000 - £6,000	£ 84	Yes
3. Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 714	Yes

See page 3 for a full list of recommendations for this property.

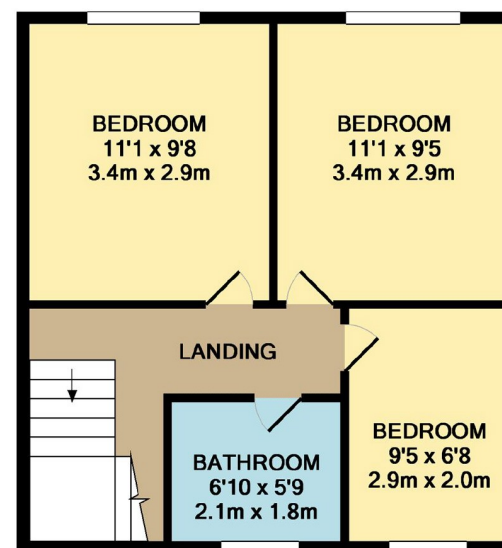
To find out more about the recommended measures and other actions you could take today to save money, visit [www.green-deal.gov.uk](http://www.green-deal.gov.uk) or call 0800 122 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4





GROUND FLOOR  
APPROX. FLOOR  
AREA 521 SQ.FT.  
(48.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 389 SQ.FT.  
(36.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 910 SQ.FT. (84.5 SQ.M.)  
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**JULIAN  
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Please note these particulars have been prepared as a general guidance only. A survey has not been carried out, nor services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. Floor plans are for guidance and illustration only and may not be to scale. Neither Julian Wadden & Co, nor the vendor, accept any responsibility in respect of these particulars and if there are any matters likely to affect your decision to buy please consult your legal representative.