



71 Edenbridge Road
Cheadle Hulme, Cheadle
Guide price £335,000

Square Footage:
Council Tax Band:
Tenure:
Service Charge:
Sat Nav Directions: SK8 5PX

Energy Performance Certificate

71, Eidenbridge Road, Cheadle Hulme, CHEADLE, SK8 6PX

Dwelling type: Detached bungalow

Reference number: 8898-7323-5670-8970-3026

Date of assessment: 20 July 2018

Type of assessment: RUSAP existing dwelling

Date of certificate: 20 July 2018

Total floor area: 79 m²

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:

£ 3,474

Over 3 years you could save

£ 1,446

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 342 over 3 years	£ 171 over 3 years	
Heating	£ 2,493 over 3 years	£ 1,844 over 3 years	
Hot Water	£ 639 over 3 years	£ 213 over 3 years	
Totals	£ 3,474	£ 2,028	You could save £ 1,446 over 3 years

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

100 (A+++)

(91-93)

(84-85)

(75-83)

(69-74)

(55-68)

(41-54)

(21-40)

Very energy efficient - lower running costs

Very energy inefficient - higher running costs

Current

Potential

79

48

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£ 267
2. Floor insulation (solid floor)	£4,000 - £6,000	£ 321
3. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 36

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.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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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.



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