



Taylor Crescent, Sutton In Ashfield, Notts, NG17 5DN

For Sale: £575 Per calendar month or To Let: £575 Per calendar month

Three bedroom semi detached home located within this popular residential area within easy reach of Sutton in Ashfield town centre, local schools and amenities. The A38 and Junction 28 of the M1 Motorway are also within easy reach. The property has been fully modernised to include a new kitchen with built in oven/hob, new 3 piece bathroom suite/w.c, redecorated throughout, new carpets and flooring throughout, and a new gas combi boiler installed. In brief the property comprises of:- spacious entrance hallway with staircase off, good sized front living room/diner, rear newly installed fitted kitchen with built-in oven and hob. First floor has two double bedrooms plus 3rd single bedroom, family bathroom suite newly fitted with 3 piece suite and shower over the bath area. Outside there are enclosed lawned gardens to the front together with rear concrete yard and brick outbuildings plus additional pebbled garden area. Available for immediate let, Please No Dogs or Cats, Employers references essential. Early viewing advised. EPC Rating D a copy of which can be obtained by request. Bond £675
VIEWING ACCOMPANIED

NOTE:- W A BARNES LLP FEES PAYABLE AS FOLLOWS:-

£20 inclusive of VAT per applicant (non-refundable) over the age of 18 years to undertake a credit check. An additional fee of £150 inclusive of VAT per property will be charged when signing the 6 month Assured Shorthold Tenancy Agreement

- Three bed semi det home
- Fully modernised
- New Kitchen with oven/hob
- New bathroom to first floor
- Spacious accommodation
- New combi boiler installed
- Ample off road parking
- Enclosed lawned garden
- EPC Rating D
- Please No Dogs or Cats
- Employers reference req
- Bond £675

**DISCLAIMER**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Performance Certificate



1, Taylor Crescent, SUTTON-IN-ASHFIELD, NG17 5DN

Dwelling type: Semi-detached house

Date of assessment: 17 November 2016

Date of certificate: 17 November 2016

Reference number: 9238-7921-7229-4786-5994

Type of assessment: RdSAP, existing dwelling

Total floor area: 74 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:

£ 3,090

Over 3 years you could save

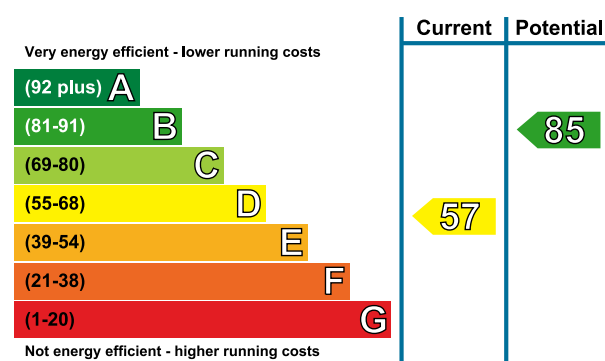
£ 1,197

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 297 over 3 years	£ 168 over 3 years	
Heating	£ 2,130 over 3 years	£ 1,503 over 3 years	
Hot Water	£ 663 over 3 years	£ 222 over 3 years	
Totals	£ 3,090	£ 1,893	

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 excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



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	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 90	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 192	
3 Increase hot water cylinder insulation	£15 - £30	£ 78	

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.