



## Larchdale Close, South Normanton, Derbys, DE55 3NZ

**For Sale: £400 Per calendar month or To Let: £400 Per calendar month**

Located within this popular residential development is this one bedroom modern quarter house which is in the process of being redecorated and has electric storage heating and double glazing. The property comprises of:- Open plan modern kitchen and lounge area with staircase leading to the first floor which has one double bedroom together with 3 piece bathroom suite / w.c. Outside there is a lawned side garden and off road parking. Viewing is recommended and the property is available for immediate let.. Please No Pets. Employers references are essential. Ideal for single occupier or couple. EPC rating E a copy of which can be obtained by request.

Bond £500

VIEWING ACCOMPANIED

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

£20 inclusive of VAT (non-refundable) per applicant 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

- One Bed Modern Town
- Electric Storage Heating
- Modern Fitted Kitchen
- open plan Lounge area
- First floor bathroom/w.c
- One Double bedroom
- Recently redecorated
- Garden area open plan
- Off Road Parking for 1 car
- EPC Rating E
- Ready for immedaite let
- Bond £500

**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, Larchdale Close,  
Broadmeadows, South Normanton,  
ALFRETON, DE55 3NZ

Dwelling type: Semi-detached house  
Date of assessment: 01 October 2008  
Date of certificate: 01 October 2008  
Reference number: 8428-6520-5139-7189-8002  
Total floor area: 40 m<sup>2</sup>

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 (CO<sub>2</sub>) emissions.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>68</b>	(55-68) <b>D</b>	<b>59</b>	<b>57</b>
(39-54) <b>E</b>	<b>44</b>		(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>England &amp; Wales</b>		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.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	433 kWh/m <sup>2</sup> per year	449 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.6 tonnes per year	2.7 tonnes per year
Lighting	£39 per year	£19 per year
Heating	£450 per year	£238 per year
Hot water	£98 per year	£98 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.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call **0800 512 012** or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)