



## St Lawrence Vicarge, Shaw Street, Mansfield, Notts, NG18 2NP

**For Sale: £750 Per calendar month or To Let: £750 Per calendar month**

**\*\* SIX MONTH LET ONLY \*\***

Substantial Edwardian 5 bed Vicarge within pleasant mature location. The property benefits from a gas fired central heating system and majority upvc double glazing. The property is in good order throughout and well maintained. Accommodation in brief comprises of front storm porch leading to an imposing entrance hallway, door to cellar, front living room, rear separate reception room plus 3rd reception/study. Spacious breakfast kitchen plus utility areas. To the first floor are 5 bedrooms plus family modern white bathroom suite/w.c. The property would suit a working family and is available for immediate let.. The gardens are extensive to side and rear (gardener available at an additional cost), There is off road parking/caravan standing leading to the garage. First class ref's essential to include employers references. Small pets are considered. EPC Rating D a copy of which can be obtained by request. Bond £850

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

- \* SIX MONTH LET ONLY \*
- Large 5 bed Vicarge
- Extensive gardens
- Well presented/maintained
- Ready Now
- Early Viewing advised
- Two reception room plus study
- Spacious kitchen/diner &
- Drive and ample parking
- Detached garage
- EPC Rating D
- Small pets Welcome



## **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



3, Shaw Street, MANSFIELD, NG18 2NP

**Dwelling type:** Detached house  
**Date of assessment:** 15 November 2013  
**Date of certificate:** 18 November 2013

**Reference number:** 8117-6029-7679-8845-8992  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 191 m<sup>2</sup>

## 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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 5,040</b>
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<b>Over 3 years you could save</b>	<b>£ 1,686</b>
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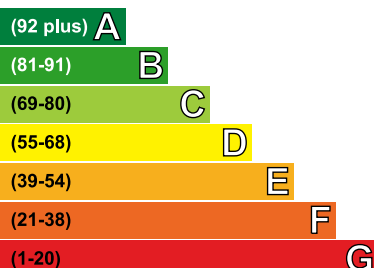
## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 366 over 3 years	£ 243 over 3 years	
Heating	£ 4,251 over 3 years	£ 2,685 over 3 years	
Hot Water	£ 423 over 3 years	£ 426 over 3 years	
<b>Totals</b>	<b>£ 5,040</b>	<b>£ 3,354</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 excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
60	79

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	£ 162	
2 Cavity wall insulation	£500 - £1,500	£ 1,128	
3 Floor Insulation	£800 - £1,200	£ 294	

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](http://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.