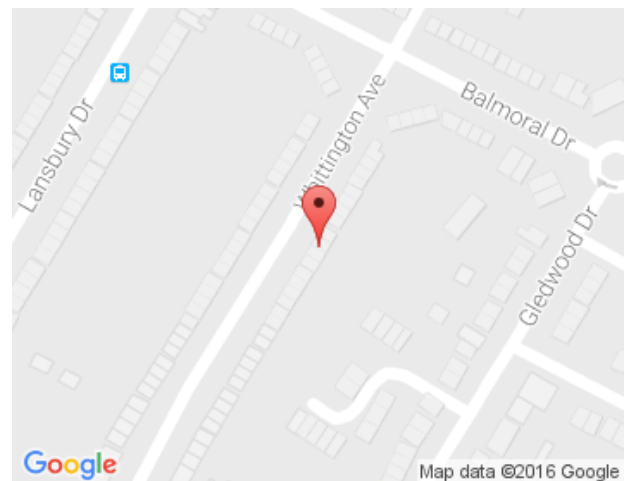


## Whittington Avenue, UB4 £375,000, Freehold



Plenty of potential for this 3 bedroom end of terraced house situated in a popular residential area close to the Uxbridge Road, schools, local shops & main bus route links. 120+ rear garden with a detached garage via rear access.

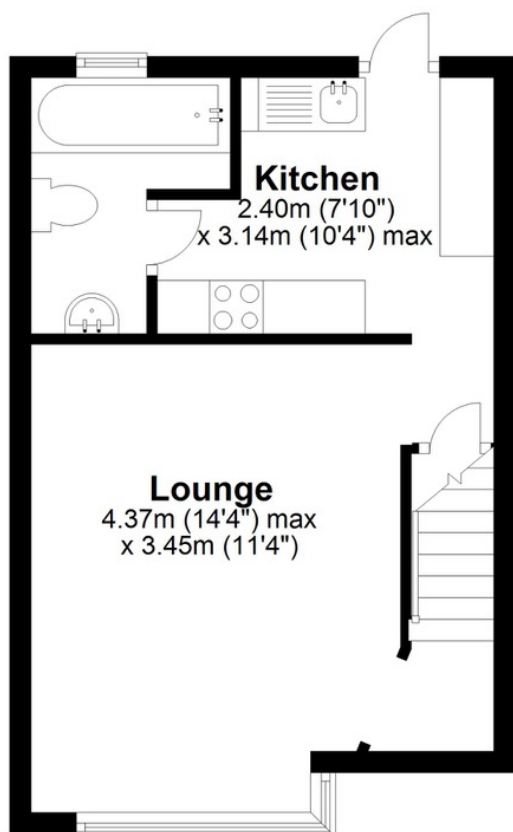
Gas central heating & double glazed windows, entrance hall, lounge, kitchen, ground floor bathroom, upstairs has 3 bedrooms & outside has forecourt parking.





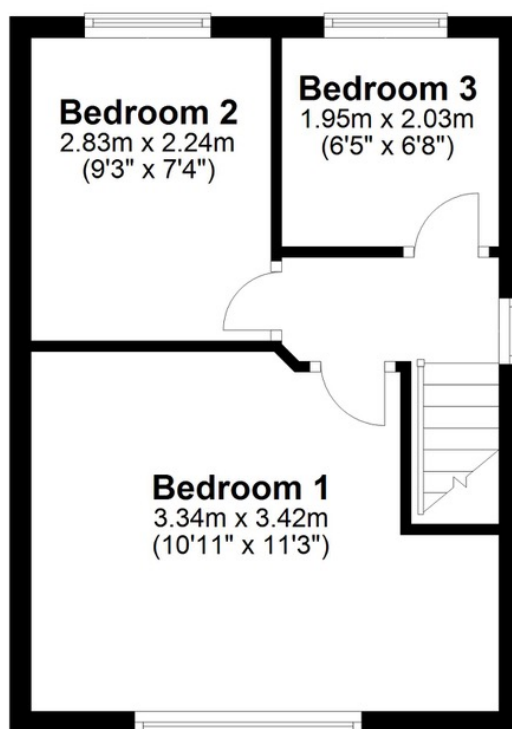
## Ground Floor

Approx. 28.7 sq. metres (309.4 sq. feet)



## First Floor

Approx. 27.5 sq. metres (295.8 sq. feet)



**Total area: approx. 56.2 sq. metres (605.2 sq. feet)**

All measurements are approximate and not to scale.  
Plan produced using PlanUp.

broads property services give notice to anyone reading these particulars that: (i) these particulars do not constitute part of an offer or contract; (ii) these particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statements of fact; (iii) nothing in the particulars shall be deemed a statement that the property is in good condition otherwise; we have not carried out a structural survey of the property and have not tested the services, appliances or specified fittings.

## Long Description

Plenty of potential for this 3 bedroom end of terraced house situated in a popular residential area close to the Uxbridge Road, schools, local shops & main bus route links. 120+ rear garden with a detached garage via rear access.

Gas central heating & double glazed windows, entrance hall, lounge, kitchen, ground floor bathroom, upstairs has 3 bedrooms & outside has forecourt parking.

# Energy Performance Certificate



79, Whittington Avenue, HAYES, UB4 0AE

**Dwelling type:** End-terrace house  
**Date of assessment:** 29 January 2020  
**Date of certificate:** 30 January 2020

**Reference number:** 0023-2811-7096-2020-4255  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 56 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>£ 1,911</b> |
| <b>Over 3 years you could save</b>                     | <b>£ 258</b>   |

| Estimated energy costs of this home |                      |                      |                          |
|-------------------------------------|----------------------|----------------------|--------------------------|
|                                     | Current costs        | Potential costs      | Potential future savings |
| Lighting                            | £ 180 over 3 years   | £ 141 over 3 years   |                          |
| Heating                             | £ 1,482 over 3 years | £ 1,344 over 3 years |                          |
| Hot Water                           | £ 249 over 3 years   | £ 168 over 3 years   |                          |
| <b>Totals</b>                       | <b>£ 1,911</b>       | <b>£ 1,653</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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |         |           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>                                                                                                                                                                                                                                                                                      | Current | Potential |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 63      | 81        |
| <p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>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.</p> |         |           |

| Top actions you can take to save money and make your home more efficient |                 |                              |
|--------------------------------------------------------------------------|-----------------|------------------------------|
| Recommended measures                                                     | Indicative cost | Typical savings over 3 years |
| 1 Floor insulation (suspended floor)                                     | £800 - £1,200   | £ 78                         |
| 2 Low energy lighting for all fixed outlets                              | £20             | £ 36                         |
| 3 Heating controls (thermostatic radiator valves)                        | £350 - £450     | £ 60                         |

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

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

### Summary of this home's energy performance related features

| Element               | Description                                 | Energy Efficiency |
|-----------------------|---------------------------------------------|-------------------|
| Walls                 | Cavity wall, filled cavity                  | ★ ★ ★ ☆ ☆         |
| Roof                  | Pitched, no insulation (assumed)            | ★ ☆ ☆ ☆ ☆         |
| Floor                 | Suspended, no insulation (assumed)          | —                 |
| Windows               | Fully double glazed                         | ★ ★ ★ ☆ ☆         |
| Main heating          | Boiler and radiators, mains gas             | ★ ★ ★ ★ ☆         |
| Main heating controls | Programmer and room thermostat              | ★ ★ ★ ☆ ☆         |
| Secondary heating     | None                                        | —                 |
| Hot water             | From main system                            | ★ ★ ★ ★ ☆         |
| Lighting              | Low energy lighting in 71% of fixed outlets | ★ ★ ★ ★ ★         |

Current primary energy use per square metre of floor area: 278 kWh/m<sup>2</sup> per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

### Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

### Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

| Heat demand                  | Existing dwelling | Impact of loft insulation | Impact of cavity wall insulation | Impact of solid wall insulation |
|------------------------------|-------------------|---------------------------|----------------------------------|---------------------------------|
| Space heating (kWh per year) | 8,471             | (2,336)                   | N/A                              | N/A                             |
| Water heating (kWh per year) | 1,795             |                           |                                  |                                 |

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat, subject to meeting minimum energy efficiency requirements. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the [www.gov.uk](http://www.gov.uk) website.

## Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

| Recommended measures                            | Indicative cost | Typical savings per year | Rating after improvement                                                                |
|-------------------------------------------------|-----------------|--------------------------|-----------------------------------------------------------------------------------------|
| Floor insulation (suspended floor)              | £800 - £1,200   | £ 26                     |  D65 |
| Low energy lighting for all fixed outlets       | £20             | £ 12                     |  D65 |
| Heating controls (thermostatic radiator valves) | £350 - £450     | £ 20                     |  D66 |
| Solar water heating                             | £4,000 - £6,000 | £ 28                     |  D68 |
| Solar photovoltaic panels, 2.5 kWp              | £3,500 - £5,500 | £ 334                    |  B81 |

## Financial Support and the Green Deal

Green Deal Finance allows you to pay for some of the cost of your improvements in instalments under a Green Deal Plan (note that this is a credit agreement, but with instalments being added to the electricity bill for the property). The availability of a Green Deal Plan will depend upon your financial circumstances. There is a limit to how much Green Deal Finance can be used, which is determined by how much energy the improvements are estimated to **save** for a 'typical household'.

You may also be able to obtain support towards repairs or replacements of heating systems and/or basic insulation measures under the ECO scheme, provided that you are in receipt of qualifying benefits or tax credits. To learn more about this scheme and the rules about eligibility, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone **0800 444202** for England and Wales.

## About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by ECMK Ltd. You can obtain contact details of the Accreditation Scheme at [www.ecmk.co.uk](http://www.ecmk.co.uk).

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at [www.epcregister.com](http://www.epcregister.com). The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at [www.opendatacommunities.org](http://www.opendatacommunities.org).

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit [www.epcregister.com](http://www.epcregister.com). To opt out of having information about your building made publicly available, please visit [www.epcregister.com/optout](http://www.epcregister.com/optout).

**Assessor's accreditation number:** ECMK302709  
**Assessor's name:** Charlie Linthwaite  
**Phone number:** 07508377046  
**E-mail address:** [charlie@orchardproperty.co.uk](mailto:charlie@orchardproperty.co.uk)  
**Related party disclosure:** No related party

There is more information in the guidance document *Energy Performance Certificates for the marketing, sale and let of dwellings* available on the Government website at: [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates). It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

## About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 2.7 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 1.4 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.

