Energy Performance Certificate

HM Government

21, Hazel Drive, PLYMOUTH, PL9 8PE

Dwelling Type: Detached house
Date of assessment: 04 October 2018
Date of certificate: 04 October 2018

Reference number: 8418-7620-6789-2064-7902
Type of assessment: RdSAP, existing dwelling
Total floor area: 118 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:	**£ 3,189**
Over 3 years you could save	**£ 1,050**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 318 over 3 years	£ 234 over 3 years	You could save £ 1,050 over 3 years
Heating	£ 2,199 over 3 years	£ 1,683 over 3 years	
Hot Water	£ 672 over 3 years	£ 222 over 3 years	
Totals	**£ 3,189**	**£ 2,139**	

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

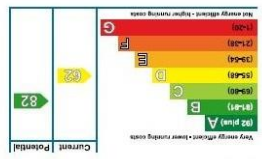
The graph shows the current energy efficiency of your home.

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.



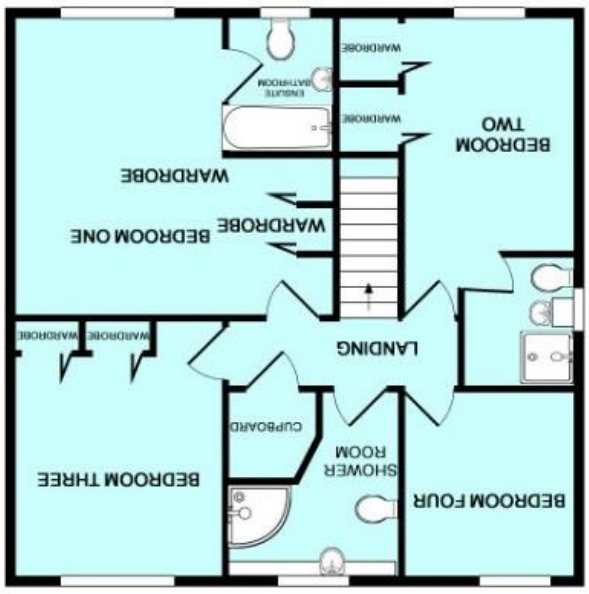
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 195
2 Increase hot water cylinder insulation	£15 - £30	£ 90
3 Low energy lighting for all fixed outlets	£80	£ 72

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.

Floor Plans



Elburton | £350,000

Tenure: Freehold

21 Hazel Drive, Elburton , Plymouth, Devon, PL9 8PE

Key features:

- Executive detached family home
- Lounge & separate dining room
- Conservatory
- Kitchen/breakfast room
- Utility
- Downstairs cloakroom/wc
- Family bathroom
- 2 ensuites
- Garage & driveway
- Gardens to front & enclosed rear with patio area

SUMMARY
Executive detached family home at the end of a sought after cul-de-sac position comprising lounge, dining room, kitchen/breakfast room, utility, cloakroom, conservatory, 4 bedrooms, master ensuite bathroom, guest ensuite and family bathroom. Double-width driveway and garage. Gardens to front and enclosed rear with patio seating area.

ACCOMMODATION
Wooden door with obscured leaded-light panels opening into the entrance hall.

ENTRANCE HALL
Laminate wood flooring. Stairs rising to the first floor landing with under-stairs storage cupboard. Doors leading to the downstairs accommodation.

DOWNSTAIRS WC/CLOAKROOM 2' 9" x 5' 5" (0.84m x 1.65m)
Fitted with a matching suite comprising close-coupled wc and wall-mounted wash handbasin with tiled splash-back. Wooden obscured double-glazed window to the front. Tiled floor.

LOUNGE 11' 8" x 15' 5" (3.56m x 4.7m)
Feature fireplace with mantel surround and inset 'Living Flame' gas fire with a marble hearth. Laminate wood flooring. Wooden leaded-light double-glazed bay window to the front. Square arch opening into the dining room.

DINING ROOM 9' 8" x 10' 8" (2.95m x 3.25m)
Laminate wood flooring. Door opening into the kitchen/breakfast room. Sliding double-glazed door into the conservatory.

CONSERVATORY 8' 8" x 9' 5" (2.64m x 2.87m)
Ceramic-tiled floor. Double-glazed windows to both sides, rear and roof. Double-glazed French doors opening to the rear garden.

KITCHEN/BREAKFAST ROOM 11' 8" x 16' 6" (3.56m x 5.03m)
Matching base and wall-mounted units with roll-edged work tops, inset 4-ring gas hob with filter hood over and breakfast bar. 1½ bowl stainless-steel sink unit. Tiled splash-backs. Integrated double oven. Integrated dishwasher. Space for fridge. 2 wooden double-glazed leaded-light windows to the rear. Archway into the utility.

UTILITY 8' 2" x 4' 9" (2.49m x 1.45m)
Matching base and wall-mounted units. Space for washing machine. Separate fridge and freezer. Roll-edged work tops with inset stainless-steel sink unit. Wall-mounted boiler. uPVC obscured double-glazed door providing side access to the rear garden.

FIRST FLOOR LANDING
Doors providing access to the first floor accommodation. Airing cupboard. Access hatch to roof void.

BEDROOM ONE 14' 2" x 14' 7" (4.32m x 4.44m)
Fitted mirrored wardrobes. Wooden double-glazed leaded-light window to the front. Door leading to the ensuite bathroom.

ENSUITE BATHROOM 5' 07" x 6' 10" (1.7m x 2.08m)
Matching suite comprising panel bath with mixer shower attachment, pedestal wash handbasin and close-coupled wc. Partly-tiled walls. Wall-mounted chrome heated towel rail. Wood-effect vinyl flooring. Wooden obscured double-glazed leaded-light window to the front.

BEDROOM TWO 8' 6" x 14' 3" (2.59m x 4.34m)
Fitted mirrored wardrobes. Wooden leaded-light double-glazed window to the front. Door leading to the ensuite.

ENSUITE 5' 3" x 6' 10" (1.6m x 2.08m)
Matching suite comprising an enclosed shower cubicle, pedestal wash handbasin and close-coupled wc. Partly-tiled walls. Wooden obscured leaded-light double-glazed window to the side. Wood-effect vinyl flooring.

BEDROOM THREE 12' 3" x 9' 9" (3.73m x 2.97m)
Fitted mirrored wardrobes. Wooden leaded-light double-glazed window to the rear.

BEDROOM FOUR 8' 9" x 9' 6" (2.67m x 2.9m)
Wooden double-glazed leaded-light window to the rear.

FAMILY BATHROOM 8' 8" going to 6' 10" x 5' 6" going to 2' 10" (2.64m x 1.68m)
Matching suite comprising corner shower cubicle, wash handbasin inset in high gloss storage units with work top and close-coupled wc with concealed cistern. Wall-mounted chrome heated towel rail. Fully-tiled walls. Tiled-effect flooring. Wooden double-glazed obscured leaded-light window to the rear.

GARAGE 7' 0" x 16' 5" (2.13m x 5m)
Up-&-over door. Light and power.

OUTSIDE
The property is approached via a tarmac drive providing off-road parking for 2 cars to the fore of the garage. This is bordered on one side by a section of lawn. A wooden gate gives access alongside the property to a path leading to the rear garden. To the rear is an enclosed garden, mainly laid to lawn, with a paved patio. Courtesy door into the side of the garage. Fishpond. The lawn is bordered on 3 sides by mature flower beds with inset shrubs and plants.