

3 Bed Cottage In Quernmore Park , Lancaster, LA2 9HN

£1,790 Monthly





SHORT DESCRIPTION

Property Ref: 16651 • Set in the stunning estate gardens and forest of a Stately Home • 10 minutes to Lancaster • Access to historical walled garden • Spacious Accommodation • Viewing Strictly by appointment Hill House Quernmore Lancaster A stunning 3 bed stone built cottage Briefly comprising Hall Two Reception Rooms Cloaks WC Fitted Kitchen with appliances Bathroom wc with low flush wc, bath with over bath shower, pedestal washbasin Private garden and parking This charming property is set in the estates grounds of a Grade II* stately home with access to beautiful gardens and a historical walled garden and forest. Property Type: Cottage Full Renting price: £1790.00 Pricing Options: Fixed Price Tenure: 6 months Council tax band: D EPC rating: E Measurement: 1485.42 sq.ft. Outside Space: Communal Garden, Front Garden Parking: Driveway Heating Type: Electric Heating -----



Bed Room(s)



Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

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Wellington type: Semi-detached house **Reference number:** 9728-4090-7264-5213-2914
Date of assessment: 12 April 2017 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 12 April 2017 **Total floor area:** 138 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:		£ 4,728	
Over 3 years you could save		£ 1,101	
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 426 over 3 years	£ 240 over 3 years	
Heating	£ 3,927 over 3 years	£ 3,126 over 3 years	
Hot Water	£ 375 over 3 years	£ 261 over 3 years	
Totals	£ 4,728	£ 3,627	

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 Increase loft insulation to 270 mm	£100 - £350	£ 123
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 258
3 Draught proofing	£80 - £120	£ 111

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.

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