



## 23, Mountfield Road Tunbridge Wells, Kent, TN1 1SG

Bracketts are delighted to offer this charming three bedroom period house located within walking distance to Tunbridge Wells train station and close to Claremont primary school. The property offers two reception rooms with wood flooring and neutral decor, fully fitted kitchen with access to the rear courtyard garden. There are two double bedrooms, one single and a family bathroom with shower. The entire property has been completed to a high standard and offers perfect accommodation for a professional couple or family. Offered unfurnished and available now.

- Well presented
- Close to parks
- Close to MLS
- Close to primary school

**Monthly Rental Of: £1,495 pcm**



[bracketts.co.uk](http://bracketts.co.uk)

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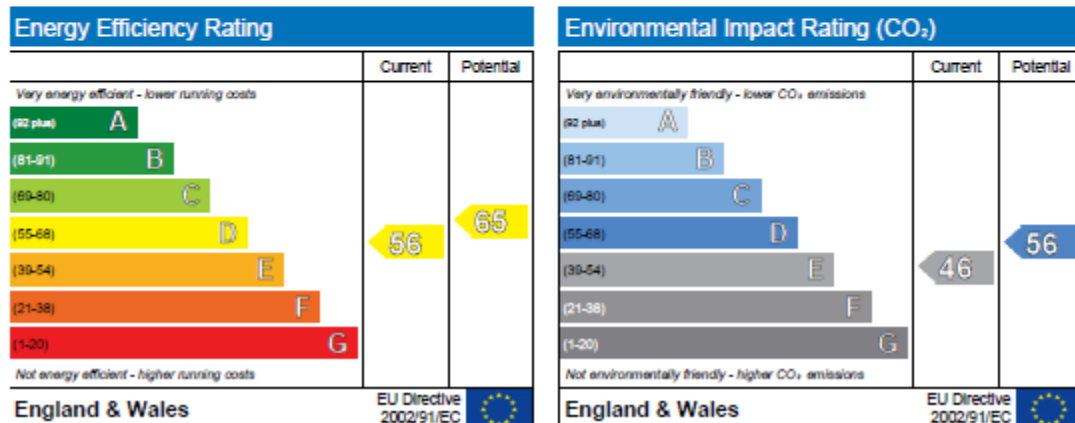
## Energy Performance Certificate



23 Mountfield Road  
TUNBRIDGE WELLS  
Kent  
TN11 1SG

Dwelling type: Mid-terrace house  
Date of assessment: 22 September 2009  
Date of certificate: 23 September 2009  
Reference number: 2228-8029-6221-6671-6070  
Total floor area: 86 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.



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 a 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	346 kWh/m <sup>2</sup> per year	273 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	5.4 tonnes per year	4.3 tonnes per year
Lighting	£54 per year	£43 per year
Heating	£696 per year	£569 per year
Hot water	£158 per year	£128 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.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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

**Important Note:** Property Misdescriptions Act: BRACKETTS for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

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- Prospective purchasers or tenants are strongly recommended to satisfy themselves as to the working order of the main services, various electrical or gas appliances, plumbing, drainage, alarm or other systems or appliances. Whilst these may be mentioned in the particulars, they have not been tested by the Agents;
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