



**www.unac.co.uk**

**accommodation@unac.co.uk**

**Call 07398 858549 / 024 76 551555**



**GULSON RD - 5 Bed**

**£80 rm/wk**

**An affordable student friendly property**

**10 minute walk to the University Library**

**Close to local shops and amenities**

**Good value student property**

**Furnished to a good standard throughout**

**Comfortable and warm accommodation**

**Located in very popular student area**

**Gulson Road - 5 mins walk to Cov Uni - Great Value 5 bed!!**

**student lettings specialist**



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**Energy Performance Certificate**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very poor	A		Very poor
Poor	B		Poor
Below average	C		Below average
Average	D		Average
Below average	E	45	Below average
Poor	F		Poor
Very poor	G		Very poor

**England & Wales**  
 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.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	401 kWh/m <sup>2</sup> per year	293 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	8.6 tonnes per year	6.3 tonnes per year
Lighting	£80 per year	£55 per year
Heating	£1,234 per year	£933 per year
Hot water	£160 per year	£115 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 make your home more energy efficient, call 0800 512 512 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

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