

ANTHONY JAMES

SALES - LETTINGS - AUCTIONS



4 BEDROOMS

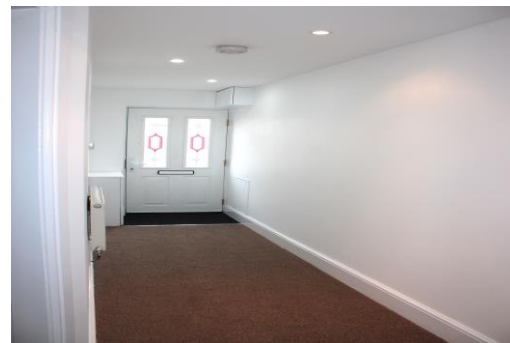
NEW DECOR & FLOORING

DOWNSTAIRS BEDROOM, SHOWER ROOM & W/C

LARGE KITCHEN WITH SPACE FOR DINING TABLE

REAR YARD WITH OFF-STREET PARKING

CLOSE TO SUNDERLAND ROYAL HOSPITAL



Exeter Street, Pallion

**Monthly Rental Of
£895.00**

Sunderland, SR4 6QY



Lounge 12' 10" x 13' 5" (3.9m x 4.1m)

Entrance Hall 17' 1" x 3' 7" (5.2m x 1.1m)

Upper bedroom 2 6' 11" x 13' 1" (2.1m x 4.0m)

Bedroom 4 15' 5" x 8' 10" (4.7m x 2.7m)

Kitchen 21' 8" x 6' 7" (6.6m x 2.0m)

Downstairs bedroom 14' 5" x 11' 10" (4.4m x 3.6m)

Bedroom 3 12' 2" x 7' 7" (3.7m x 2.3m)



Energy performance certificate (EPC)

	Energy rating	Valid until: 14 August 2026
	D	Certificate number: 9728-6081-7298-2056-4994

Property type

Mid-terrace bungalow

Total floor area

105 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60