




Located in the quaint little market town Brampton which is a short 10 minute drive to and from Carlisle. The property sits in an elevated position overlooking Craw Hall road, just a short stroll from the town center's amenities. The location is ideal for accessing many road links around the area and offers some amazing facilities within the town itself. There is some fantastic local shops including butchers, bakers, Fruit and veg shop, bank, pubs, hotels, and many more amenities to count. There is also a great primary school and William Howard Secondary school in the location. The property is surrounded by lush gardens made up of lawns, mature shrubs, plants, trees and bushes along with some planting beds for you green fingered tenants and outdoor lovers to enjoy. The gardens are private and not overlooked giving a real rural feel to the property and there is the benefit of a large double garage.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



Address: Beech grove, Craw Hall, CA8

Energy performance certificate (EPC)

2 Beechgrove
Craw Hall
BRAMPTON
CA8 1TS

Energy rating

D

Valid until: **6 May 2032**

Certificate number: **2216-1611-6391-2815-7914**

Property type **Semi-detached house**

Total floor area **122 square metres**

Rules on letting this property

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

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 rating and score

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

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

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 64% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 301 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£1,267 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £473 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 22,140 kWh per year for heating
 - 2,117 kWh per year for hot water
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Impact on the environment

This property's environmental impact rating is E. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces 6 tonnes of CO₂

This property produces 6.5 tonnes of CO₂

This property's potential production 2.9 tonnes of CO₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£348
2. Floor insulation (suspended floor)	£800 - £1,200	£70
3. Low energy lighting	£20	£29
4. Solar water heating	£4,000 - £6,000	£25
5. Solar photovoltaic panels	£3,500 - £5,500	£321

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Andrew Dugdale
Telephone	07495470554
Email	lilywhiteps@gmail.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	ECMK
Assessor's ID	ECMK304582
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	7 May 2022
Date of certificate	7 May 2022
Type of assessment	RdSAP
