









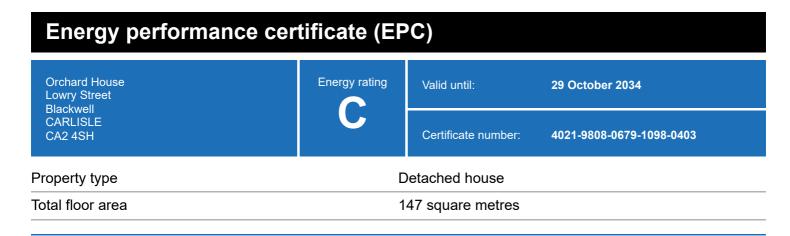


Property Description: Orchard House is a 3 bed detached house, beautifully situated being tucked away on a no-through road just beyond the southern fringe of the city. The convenience is superb with local shops nearby and the city centre within two miles. The M6 motorway at junction 42 is just over two miles distant. The high quality accommodation briefly comprises: Entrance, large living area with feature brick fireplace, open plan to contemporary kitchen with island and large gas range cooker with dining area beyond. Lounge and shower room. To the first floor are 3 double bedrooms and a family bathroom. Outside there is off-street parking, a front garden with lawn and low maintenance rear garden.









Rules on letting this property

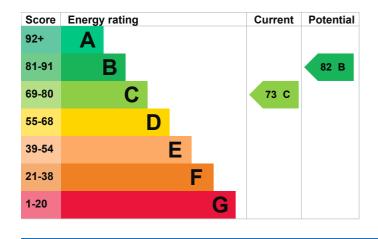
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

This property's energy rating is C. 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

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	Sandstone or limestone, with internal insulation	Good
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Pitched, insulated (assumed)	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 all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, limited 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 174 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

· Dwelling may have narrow cavities

How this affects your energy bills

An average household would need to spend £2,324 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 £163 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 13,571 kWh per year for heating
- 2,069 kWh per year for hot water

Impact on the environment	This property produces	4.5 tonnes of CO2
This property's environmental impact rating is C. It has the potential to be C.	This property's potential production	3.3 tonnes of CO2

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

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

Carbon emissions

An average household produces

6 tonnes of CO2

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

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£163
2. Solar photovoltaic panels	£3,500 - £5,500	£616

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)

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	Quidos Limited	
Assessor's ID	QUID211300	
Telephone	01225 667 570	
Email	info@quidos.co.uk	
About this assessment Assessor's declaration	No related party	
Date of assessment	19 October 2024	
Date of certificate	30 October 2024	
Type of assessment	RdSAP	