





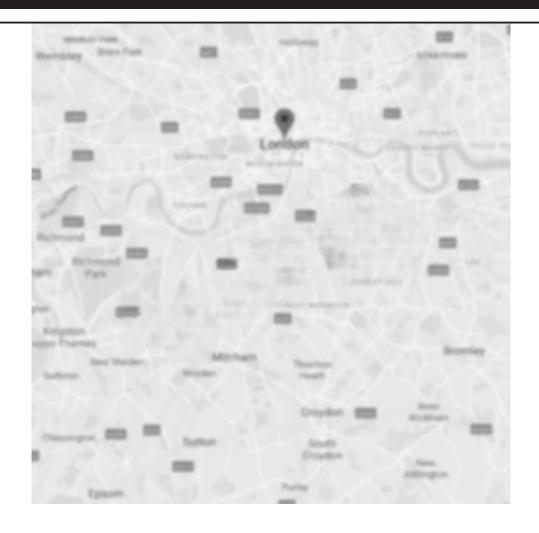






Property Description: New-build 5 bedroom detached house available to rent immediately. Situated within an exclusive development in the village of Scotby, it offers a harmonious blend of tranquillity and convenience, this esteemed property is conveniently located within close proximity to major transport routes such as M6 and A69. Upon entering the property, you are greeted by a sizeable entrance hall, granting access to the double garage, bedroom with Ensuite and a utility room. Ascending to the first floor, you will discover four beautifully presented bedrooms. One of the bedrooms benefits from an ensuite bathroom and a walk-in wardrobe. Family bathroom. Expansive first floor living area which has a modern kitchen with appliances and open plan living area with patio doors to a Juliette balcony.







Energy performance certificate (EPC) 4 Ridge Close SCOTBY CA4 8FU Energy rating Valid until: 27 November 2033 Certificate number: 2282-3932-9309-4757-4204 Property type Detached house Total floor area 173 square metres

Rules on letting this property

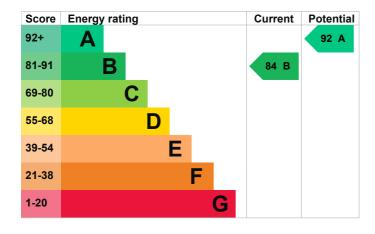
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

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

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
Walls	Average thermal transmittance 0.17 W/m²K	Very good
Roof	Average thermal transmittance 0.09 W/m²K	Very good
Floor	Average thermal transmittance 0.11 W/m²K	Very good
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 4.1 m³/h.m² (as tested)	Good
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 90 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,482 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 £118 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 7,993 kWh per year for heating
- 2,271 kWh per year for hot water

Impact on the environment

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

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

This property produces 2.8 tonnes of CO2 This property's potential production 1.6 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.

Carbon emissions

An average household produces

6 tonnes of CO2

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£118
2. Solar photovoltaic panels	£3,500 - £5,500	£618

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	Barbara Dacko
Telephone	01228 515 144
Email	barbara.gower@architectsplus.co.uk

Contacting the accreditation scheme

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

Elmhurst Energy Systems Ltd	
EES/027502	
01455 883 250	
enquiries@elmhurstenergy.co.uk	
No related party	
28 November 2023	
28 November 2023	
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