



**Property Description:** A refurbished 2 bedroom semi-detached house located on a modern, quiet residential development in a popular area North of the River Eden. Close to local amenities and walking distance to Carlisle City Centre, with a regular bus route nearby. The accommodation briefly comprises: Entrance Hall with stairs to first floor, Living Room with patio door to rear garden. Newly fitted, modern kitchen with appliances. To the first floor there is a double bedroom and a single bedroom. Wet room style bathroom featuring a shower, toilet and sink. Externally, to the front of the property there is low maintenance gravel feature and parking spaces. Pedestrian access to the side of the property to a good sized, split level rear garden with gravel features and patio. Council Tax Band: 'A'. EPC rating: 'C'.

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Energy performance certificate (EPC)			
19 St. Pierre Avenue CARLISLE	Energy rating	Valid until:	21 May 2034
CA3 9PN	C	Certificate number:	2610-1315-1149-2157-9708
Property type	End-terrace house		
Total floor area	4	4 square metres	

# Rules on letting this property

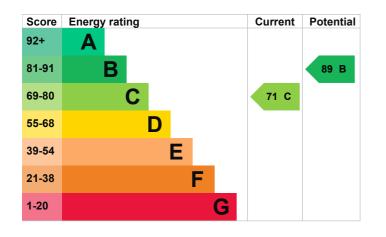
Properties can be let if they have an energy rating from A to E.

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 C. It has the potential to be B.

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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	Cavity wall, filled cavity	Good
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 75% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 236 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend **£808 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 £111 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:

- 5,047 kWh per year for heating
- 1,612 kWh per year for hot water

## Impact on the environment

nment	This property produces	1.8 tonnes of CO2
l impact rating is C. It	This property's potential production	0.6 tonnes of CO2
		5
	average occupancy and ener	gy use. People living at
6 tonnes of CO2	the property may use different amounts of ener	nt amounts of energy.
	l impact rating is C. It (best) to G (worst) on O2) they produce each	I impact rating is C. It This property's potential production   (best) to G (worst) on D2) they produce each You could improve this proper making the suggested chang protect the environment.   This property's potential production This property are based on a average occupancy and ener the property may use different the prop

## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£49
2. Draught proofing	£80 - £120	£12
3. Solar water heating	£4,000 - £6,000	£50
4. Solar photovoltaic panels	£3,500 - £5,500	£520

## 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	Stephen Prince
Telephone	07780668447
Email	stephen.prince2006@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	ECMK306071	
Telephone	0333 123 1418	
Email	info@ecmk.co.uk	

## About this assessment

Assessor's declaration	Employed by the professional dealing with the property transaction
Date of assessment	22 May 2024
Date of certificate	22 May 2024
Type of assessment	RdSAP