





Property Description: A one bed mid-terraced house in the ever-popular area of Etterby, which is situated to the north of the River Eden, a short distance from Carlisle City Centre. There is a bus route close by and there are local amenities within waking distance. The property has new flooring and decor throughout and briefly comprises: Living Room with laminate flooring, Kitchen, double bedroom and bathroom. Outside there is a large rear garden shared with next door which has a low maintenance gravel covering. There is a resident's parking scheme on Garden Street. Gas central heating. Double glazing. Council Tax Band 'A', EPC rating 'C'.

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Energy performance certificate (EPC)				
8, Garden Street Edentown CARLISLE CA3 9LP	Energy rating	Valid until:	17 November 2026	
		Certificate number:	0838-2913-7239-4486-5900	
Property type Mid-terrace house				
Total floor area	64 square metres			

Rules on letting this property

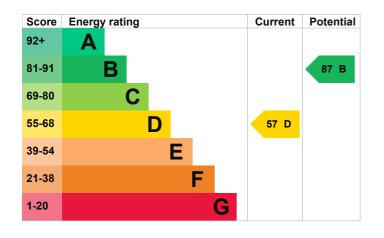
Properties can be let if they have an energy rating from A to E.

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 D. 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	Solid brick, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation	Very poor
Window	Some double glazing	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, smokeless fuel	N/A

Primary energy use

The primary energy use for this property per year is 334 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£887 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 £397 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 9,637 kWh per year for heating
- 1,916 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is E. 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.

Carbon emissions

An average household 6 tonnes of CO2 produces

This property produces4.4 tonnes of CO2This property's potential
production1.2 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.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£186
2. Internal or external wall insulation	£4,000 - £14,000	£83
3. Draught proofing	£80 - £120	£15
4. Solar water heating	£4,000 - £6,000	£35
5. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£77
6. Solar photovoltaic panels	£5,000 - £8,000	£258

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:

- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: Energy Company Obligation (www.gov.uk/energy-company-obligation)

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	Dean Parker
Telephone	07716288193
Email	deanparker1892@yahoo.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd	
Assessor's ID	STR0029751	
Telephone	0330 124 9660	
Email	certification@stroma.com	

About this assessment

Assessor's declaration	No related party
Date of assessment	7 November 2016
Date of certificate	18 November 2016
Type of assessment	RdSAP