



Property Description

A rear opportunity to rent a 3 bedroom detached bungalow with south facing front and an elevated position over Gilsland. Gilsland is a rural village 20 miles west of Hexham, and about 18 miles east of Carlisle. Situated in a quiet cul-de-sac at the end of private road, the property briefly comprises: Entrance Hallway, Living Room, Dining Room, spacious Kitchen. Conservatory, Utility Room. There are 2 double bedrooms with built-in wardrobes and a single bedroom. Bathroom. Outside: front & rear garden, detached single garage, parking, shed, greenhouse.



Energy performance certificate (EPC)

Beech Grove
Gilsland
BRAMPTON
CA8 7DW

Energy rating

E

Valid until: 16 June 2030

Certificate number: 9438-1028-7266-5130-5294

Property type

Detached bungalow

Total floor area

96 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, LPG	Poor
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, LPG	N/A

Primary energy use

The primary energy use for this property per year is 212 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

This property produces 4.4 tonnes of CO₂

This property's current environmental impact rating is D. It has the potential to be A.

This property's potential production 0.9 tonnes of CO₂

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 3.5 tonnes per year. This will help to protect the environment.

Properties with an A rating produce less CO₂ than G rated properties.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

An average household produces 6 tonnes of CO₂

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from E (45) to B (84).

Recommendation	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£134
2. Solar water heating	£4,000 - £6,000	£57
3. High performance external doors	£1,500	£33
4. Solar photovoltaic panels	£3,500 - £5,500	£301
5. Wind turbine	£15,000 - £25,000	£653

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£1318
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Potential saving	£224
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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#) (<https://www.simpleenergyadvice.org.uk/>).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating	12713 kWh per year
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Water heating	2220 kWh per year
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Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

You might be able to receive [Renewable Heat Incentive payments](#) (<https://www.gov.uk/domestic-renewable-heat-incentive>). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Kenneth Edwards
Telephone	07804436642
Email	capontree7@gmail.com

Accreditation scheme contact details

Accreditation scheme	ECMK
Assessor ID	ECMK301547
Telephone	0333 123 1418
Email	info@ecmk.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	17 June 2020
Date of certificate	17 June 2020
Type of assessment	RdSAP
