



**Property Description:** A stylish two-bedroom link house, ideally situated in the sought-after village of Cummersdale, just minutes from Carlisle city centre. Walking distance to major employer, Pirelli. Perfect for professionals, couples, or small families, this well-presented home offers comfort, convenience, and a touch of countryside charm. **Key Features:** 2 spacious double bedrooms, modern décor throughout, contemporary fitted kitchen, sleek family bathroom with shower over bath, rear garden with lawn, patio and fence surround, Off-street parking on the block-paved drive, Gas central heating and double glazing throughout. Located to the south of Carlisle city centre, this property enjoys easy access to local amenities, countryside walks, and excellent transport links via the A595 and M6. Council Tax Band B, EPC Rating: B.





# Energy performance certificate (EPC)

14, Dale Meadows  
Cummersdale  
CARLISLE  
CA2 6DR

Energy rating

**B**

Valid until:

**20 August 2029**

Certificate number:

**2398-3046-7358-6831-4964**

Property type

End-terrace house

Total floor area

68 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 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 0.16 W/m <sup>2</sup> K	Very good
Roof	Average thermal transmittance 0.11 W/m <sup>2</sup> K	Very good
Floor	Average thermal transmittance 0.12 W/m <sup>2</sup> K	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 5.8 m <sup>3</sup> /h.m <sup>2</sup> (assessed average)	Good
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 106 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## How this affects your energy bills

An average household would need to spend **£351 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 £30 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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### Heating this property

Estimated energy needed in this property is:

- 2,397 kWh per year for heating
- 1,877 kWh per year for hot water

## Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 1.3 tonnes of CO<sub>2</sub>

This property's potential production 0.2 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> 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. Solar water heating	£4,000 - £6,000	£30
2. Solar photovoltaic panels	£3,500 - £5,500	£295

### Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](https://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 \(www.gov.uk/apply-boiler-upgrade-scheme\)](https://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	Adrian Farnell
Telephone	01254 774943
Email	<a href="mailto:adrian@aldrock.co.uk">adrian@aldrock.co.uk</a>

### Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019609
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	21 August 2019
Date of certificate	21 August 2019
Type of assessment	<a href="#">SAP</a>