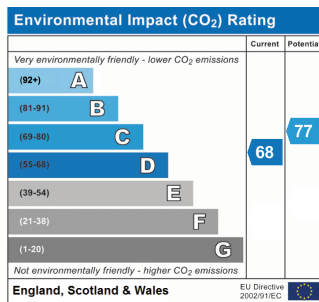
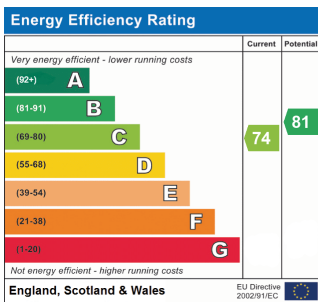




Property Description: Spacious detached bungalow to rent. Located on Station Road in Aspatria, Wigton, this property offers a comfortable living space with three double bedrooms, large living and a conservatory offering plenty of natural light. The bathroom is equipped with a separate bath and shower enclosure. The property features a well-appointed kitchen, providing ample space for meal preparation and dining. The bungalow is unfurnished, allowing tenants to personalize the space to their liking. The outside space extends right round the property, providing an excellent space for outdoor activities, relaxation and ample off-road parking. There is a detached double garage with power and useful multi-purpose separate room attached. The Energy Efficiency Rating of the property is 74, and the Council Tax Band is: 'C'.



Address: STATION ROAD, ASPATRIA, CA7

Energy performance certificate (EPC)

DUNMAR
STATION ROAD
ASPATRIA
WIGTON
CA7 3JW

Energy rating

C

Valid until: 19 May 2031

Certificate number: 0600-6472-0822-1099-3593

Property type Detached bungalow

Total floor area 158 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 C. It has the potential to be B.

[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		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		