



**Property Description:** Cosy Cottage in the popular market town of Brampton. Supplied furnished with two double bedrooms. Brampton is approximately 9 miles East of Carlisle, with a range of local amenities including shops, public houses, schools, church and a monthly farmer's market. As well as good road access, Brampton benefits from a regular bus service and a train station. The well-presented accommodation briefly comprises: Entrance Hallway, two double bedrooms and contemporary bathroom. To the first floor is a well-equipped modern fitted kitchen with dining area. Living Room with ornamental feature fireplace. Outside: elevated garden with wall surround featuring lawn and patio. Off-street parking for two cars. Gas central heating.



# Energy performance certificate (EPC)

4 Bank Court  
Main Street  
BRAMPTON  
CA8 1SE

Energy rating

D

Valid until: 16 October 2035

Certificate number: 6120-9008-0666-3196-1573

Property type End-terrace house

Total floor area 69 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 D. 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		112 A
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		