



 3

Bedrooms

 1

Bathroom



Three bedroom end terraced house with sitting tenant paying £430pcm. The property has double glazing and a gas central heating system.

Three bedroom end terraced property with long term tenant paying £430pcm. The property is offered with a sitting tenant.

Lounge

Kitchen

Bathroom

Landing

Bedroom One

Bedroom Two

Bedroom Three

Yard



Offers in the region of £49,950
Raeburn Street, Hartlepool, TS26 8PT



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Energy performance certificate (EPC)

18, Raeburn Street
HARTLEPOOL
TS26 8PT

Energy rating

D

Valid until: 25 June 2024

Certificate number: 8454-7926-2300-9495-2926

Property type end-terrace house

Total floor area 57 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 efficiency rating for this property

This property's current energy rating is D. 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 | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 58 D | |
| 39-54 | 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 | Solid brick, as built, no insulation (assumed) | Poor |
| Wall | Cavity wall, as built, no insulation (assumed) | Poor |
| Roof | Pitched, 200 mm loft insulation | Good |
| Roof | Pitched, limited insulation (assumed) | Very poor |
| Window | Fully double glazed | Average |
| Main heating | Boiler and radiators, mains gas | Good |
| Main heating control | Programmer, room thermostat and TRVs | Good |
| Hot water | From main system | Good |
| Lighting | Low energy lighting in 38% of fixed outlets | Average |
| Floor | Suspended, no insulation (assumed) | N/A |
| Floor | Solid, no insulation (assumed) | N/A |
| Secondary heating | Room heaters, mains gas | N/A |

Primary energy use

The primary energy use for this property per year is 310 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Cavity fill is recommended
-

Environmental impact of this property

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

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

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

An average household produces 6 tonnes of CO₂

This property produces 3.4 tonnes of CO₂

This property's potential production 1.2 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 2.2 tonnes per year. This will help to protect the environment.

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.

Improve this property's energy rating

Follow these steps to improve the energy rating and score.

| Step | Typical installation cost | Typical yearly saving |
|-----------------------------------------|---------------------------|-----------------------|
| 1. Cavity wall insulation | £500 - £1,500 | £24.40 |
| 2. Internal or external wall insulation | £4,000 - £14,000 | £151.73 |
| 3. Floor insulation | £800 - £1,200 | £37.89 |
| 4. Low energy lighting | £25 | £21.72 |
| 5. Solar water heating | £4,000 - £6,000 | £23.25 |
| 6. Solar photovoltaic panels | £9,000 - £14,000 | £237.50 |
| 7. Wind turbine | £1,500 - £4,000 | £21.46 |

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

| | |
|------------------------------------------------|------|
| Estimated yearly energy cost for this property | £811 |
|------------------------------------------------|------|

| | |
|------------------------------------------------------|------|
| Potential saving if you complete every step in order | £259 |
|------------------------------------------------------|------|

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.

Heating use in this property

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

Estimated energy used to heat this property

| Type of heating | Estimated energy used |
|-----------------|-----------------------|
|-----------------|-----------------------|

| | |
|---------------|--------------------|
| Space heating | 11196 kWh per year |
|---------------|--------------------|

| | |
|---------------|-------------------|
| Water heating | 1918 kWh per year |
|---------------|-------------------|

Potential energy savings by installing insulation

| Type of insulation | Amount of energy saved |
|--------------------|------------------------|
|--------------------|------------------------|

| | |
|-----------------|------------------|
| Loft insulation | 363 kWh per year |
|-----------------|------------------|

| | |
|------------------------|------------------|
| Cavity wall insulation | 528 kWh per year |
|------------------------|------------------|

| | |
|-----------------------|-------------------|
| Solid wall insulation | 3324 kWh per year |
|-----------------------|-------------------|

Saving energy in this property

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

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 | Daniel Lockhart |
| Telephone | 07803608935 |
| Email | danlockhart@mac.com |

Accreditation scheme contact details

| | |
|----------------------|------------------------------------------------------------------------|
| Accreditation scheme | Stroma Certification Ltd |
| Assessor ID | STRO006701 |
| Telephone | 0330 124 9660 |
| Email | certification@stroma.com |

Assessment details

| | |
|------------------------|-----------------------|
| Assessor's declaration | No related party |
| Date of assessment | 25 June 2014 |
| Date of certificate | 26 June 2014 |
| Type of assessment | RdSAP |
