



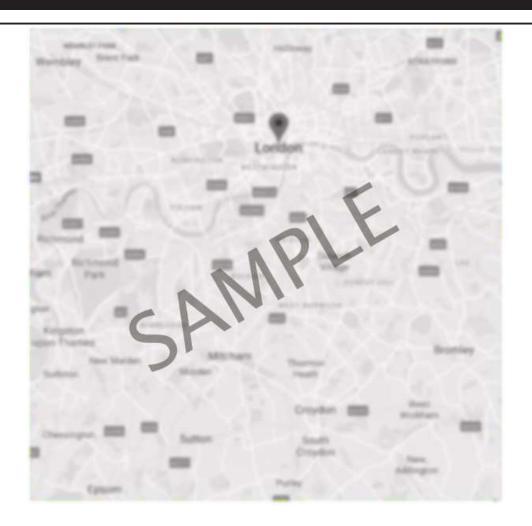


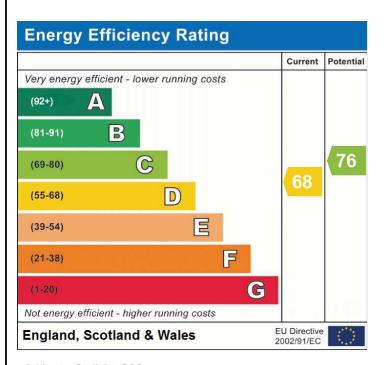






Ground Floor Flat located in the popular Kingstown area of Carlisle. The property is within easy access to M6 Junction 44, A69, A7, Kingstown Industrial Estate and Carlisle City Centre. You will find an abundance of fantastic local amenities close by including convenience shops, Morrisons supermarket, public houses,/restaurants, leisure facilities and the ever improving Kingmoor park. The property briefly comprises of Entrance hall leading to the open plan Living Room, Kitchen, two fantastic sized double bedrooms one with a roomy en-suite shower room. The Bathroom has pedestal wash hand basin, WC and bath. Outside: planted front garden, storage cupboard. Parking. Double Glazing & Gas Central Heating.





Address: Carlisle, CA3



Energy performance certificate (EPC)

10, Newfield Drive CARLISLE CA3 0AF Energy rating

Valid until: 28 August 2026

Certificate number: 0045-2866-7789-9826-2911

Property type Ground-floor flat

Total floor area 59 square metres

Rules on letting this property

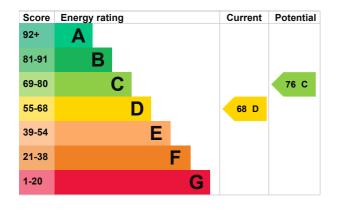
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's current energy rating is D. It has the potential to be C.

<u>See how to improve this property's energy efficiency.</u>



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

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
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Average
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	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 258 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £645 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 £185 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 4,709 kWh per year for heating
- 2,606 kWh per year for hot water

Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces	2.7 tonnes of CO2	
This property's potential production	1.7 tonnes of CO2	

You could improve this property's CO2 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.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£61
2. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£11
3. Condensing boiler	£2,200 - £3,000	£112

Help paying for energy improvements

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

More ways to save energy

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

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	Peter Sutherland
Telephone	01697 478 354
Email	blackrockltd@btinternet.com

Contacting the accreditation scheme

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

Quidos Limited
QUID200441
01225 667 570
info@quidos.co.uk
No related party
26 August 2016
29 August 2016
RdSAP