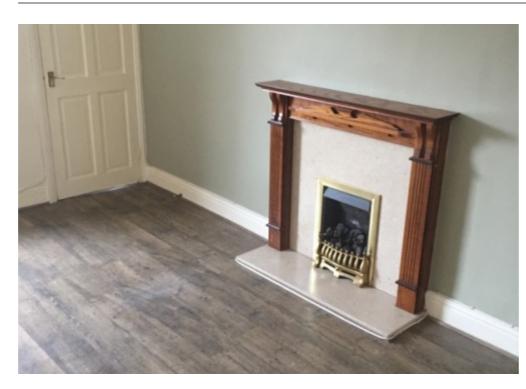


# Addison Street, North Shields, NE29 6LR

£700pcm

NE29 6LR, UK

Unfurnished



- Reference ADD61
- Bedrooms 3
- Available Now
- Property Type Flats / Apartments
- Bathrooms 1

lose to Amenities	
ouble Glazing	
as Central Heating	

Excellent size three bedroom unfurnished first floor flat, ideally located close to town centre, all local amenities, bus routes and metro. Benefiting from gas radiator central heating and UPVC double glazing.

Comprising of entrance lobby, first floor landing, spacious and well presented lounge, well fitted kitchen, three good size bedrooms and a white fitted bathroom suite.

# **Energy performance certificate (EPC)**

61 Addison Street NORTH SHIELDS NE29 6LR Energy rating

Valid until:

15 March 2032

Certificate number: 0380-2906-3170-2592-8465

Property type

Top-floor flat

Total floor area

69 square metres

### Rules on letting this property

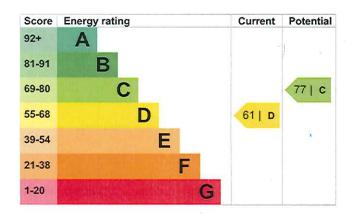
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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).

# Energy efficiency rating for this property

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

See how to improve this property's energy performance.



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
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system	Good
Lighting	Low energy lighting in 86% of fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	Room heaters, mains gas	N/A

### Primary energy use

The primary energy use for this property per year is 312 kilowatt hours per square metre (kWh/m2).

Environmental impa property	ct of this	This property produces	3.8 tonnes of CO2
This property's current environmental impact rating is D. It has the potential to be C.		This property's potential production	1.9 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the recommend could reduce this property's 1.9 tonnes per year. This we environment.	CO2 emissions by
Properties with an A rating	produce less CO2		
than G rated properties.		Environmental impact rating assumptions about average	
An average household produces	6 tonnes of CO2	energy use. They may not consumed by the people liv	

### Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (61) to C (77).

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£45
2. Internal or external wall insulation	£4,000 - £14,000	£162
3. Heating controls (room thermostat and TRVs)	£350 - £450	£57
4. Condensing boiler	£2,200 - £3,000	£34
5. Replacement glazing units	£1,000 - £1,400	£26

### Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

# Estimated energy use and potential savings

Estimated yearly energy cost for this property	£795
Potential saving	£323

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.

The potential saving shows how much money you could save if you complete each recommended step in order.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (https://www.simpleenergyadvice.org.uk/).

### 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	9340 kWh per year
Water heating	1991 kWh per year
Potential energy insulation	savings by installing
Type of insulation	Amount of energy saved
Loft insulation	854 kWh per year
Solid wall insulation	3083 kWh per year

### 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 Richard Stifter
Telephone 01915295587

Email <u>dalesenergy@epc-dea.co.uk</u>

#### Accreditation scheme contact details

Accreditation scheme Elmhurst Energy Systems Ltd

Assessor ID EES/023396
Telephone 01455 883 250

Email <u>enquiries@elmhurstenergy.co.uk</u>

#### Assessment details

Assessor's declaration No related party
Date of assessment 16 March 2022
Date of certificate 16 March 2022

Type of assessment RdSAP