

Stannington Avenue, Heaton, NE6 5AA

NE6 5AA, UK

£130 pppw / £563.33 pppcm



- **Reference** STA3
- **Property Type** Houses /
Maisonettes
- **Bedrooms** 6
- **Bathrooms** 2
- **Available** from September

Close to Amenities

Close to City Centre and Universities

Double Glazing

Furnished

Gas Central Heating

Modern Fitted Kitchen

Large spacious 6 bedroom property situated close to local amenities of Heaton Road, Shields Road, Chillingham Road and a short distance from City Centre and Universities.

The property is fully furnished with spacious lounge, large kitchen/diner area including white goods, 2 bathrooms, separate w/c, double bedrooms and front garden/back yard.

Energy performance certificate (EPC)

3, Stannington Avenue
NEWCASTLE UPON TYNE
NE6 5AA

Energy rating

E

Valid until: **3 September 2028**

Certificate number: **2778-4049-6288-5118-4994**

Property type

Mid-terrace house

Total floor area

179 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 E. It has the potential to be C.

[See how to improve this property's energy performance.](#)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

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)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
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 94% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 349 kilowatt hours per square metre (kWh/m²).

Environmental impact of this property

This property produces 11.0 tonnes of CO₂

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

This property's potential production 4.9 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 [recommended changes](#), you could reduce this property's CO₂ emissions by 6.1 tonnes per year. This will help to protect the environment.

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

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.

An average household produces 6 tonnes of CO₂

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from E (49) to C (77).

Recommendation

Typical installation cost

Typical yearly saving

1. Room-in-roof insulation

£1,500 -
£2,700

£376

2. Internal or external wall insulation

£4,000 -
£14,000

£319

Recommendation	Typical installation cost	Typical yearly saving
3. Floor insulation (suspended floor)	£800 - £1,200	£68
4. Heating controls (room thermostat and TRVs)	£350 - £450	£193
5. Solar photovoltaic panels	£5,000 - £8,000	£287

Paying for energy improvements

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

Estimated energy use and potential savings

Estimated yearly energy cost for this property £2157

Potential saving £957

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 estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice \(https://www.simpleenergyadvice.org.uk/\)](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

Space heating 38126 kWh per year

Water heating 2336 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Loft insulation	2759 kWh per year
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Solid wall insulation	6031 kWh per year
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You might be able to receive [Renewable Heat Incentive payments \(https://www.gov.uk/domestic-renewable-heat-incentive\)](https://www.gov.uk/domestic-renewable-heat-incentive). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

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	Colin Guthrie
Telephone	07956444291
Email	colinguthrie1967@gmail.com

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/001631
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	23 August 2018
Date of certificate	4 September 2018

Type of assessment	<u>RdSAP</u>
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