

# Stannington Avenue, Heaton, NE6 5AA

NE6 5AA, UK

# £130 pppw / £563.33 pppcm



• Reference STA3

- Bedrooms 6
- 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.

Prem Lets 196 Heaton Road, Heaton Newcastle Upon Tyne, NE6 5HP

## 0191 2872888

- Property Type Houses / Maisonettes
- Bathrooms 2

### Energy performance certificate (EPC)

3, Stannington Avenue NEWCASTLE UPON TYNE NE6 5AA	Energy rating	Valid until: <b>3 September 2028</b> Certificate number: <b>2778-4049-6288-5118-4994</b>
Property type	I	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 <u>guidance for landlords on the regulations and exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

# Energy efficiency rating for this property

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

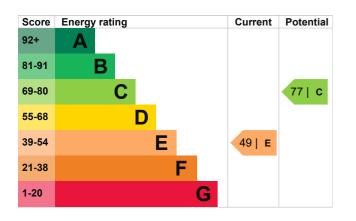
## <u>See how to improve this property's energy</u> <u>performance.</u>

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



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 ir property	npact of this	This property produces	11.0 tonnes of CO2
This property's current impact rating is E. It ha be C.		This property's potential production	4.9 tonnes of CO2
Properties are rated in G based on how much (CO2) they produce.		By making the <u>recom</u> you could reduce this emissions by 6.1 ton will help to protect the	s property's CO2 nes per year. This
Properties with an A rate CO2 than G rated prop			
An average household produces	6 tonnes of CO2	Environmental impac on assumptions abou occupancy and energ reflect how energy is people living at the pr	it average gy use. They may not consumed by the

### 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-energyefficiency)

# 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 <u>how to</u> <u>improve this property's energy</u> <u>performance</u>.

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

#### 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

energy วy า
Amount of energy saved
2759 kWh per year
6031 kWh per year

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 Telephone Email Colin Guthrie 07956444291 <u>colinguthrie1967@gmail.com</u>

#### Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

#### Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

Elmhurst Energy Systems Ltd EES/001631 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 23 August 2018 4 September 2018

