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11 St Charles Road

Spennymoor

Co. Durham

DL16 6JY

21 Henry Street, Shildon

DL4 1JP



Monthly Rental Of £525

- Upvc double glazed
- Gas Centrally Heated via Combi Boiler
- Lounge and Dining Room

- Modern kitchen with free standing cooker
- Two good sized bedrooms
- Enclosed rear yard



FJ Lettings is pleased to offer for rent this well presented two bedroomed Terrace property with upvc double glazing and gas central heating. The property comprises of Entrance Hall, Lounge, Dining Room, Fitted Kitchen and Bathroom/wc. To the first floor there are two double bedrooms. Externally there is an enclosed rear yard.



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Energy Performance Certificate



21, Henry Street
SHILDON
DL4 1JP

Dwelling type:
Date of assessment:
Date of certificate:
Reference number:
Type of assessment:
Total floor area:

Mid-terrace house
04 January 2012
04 January 2012
8209-6349-8429-5906-6923
RdSAP, existing dwelling
71 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C	73	73	(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	167 kWh/m ² per year	163 kWh/m ² per year
Carbon dioxide emissions	2.3 tonnes per year	2.2 tonnes per year
Lighting	£55 per year	£40 per year
Heating	£388 per year	£390 per year
Hot water	£80 per year	£80 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.