

Energy performance certificate (EPC)

Eller View
Ellerigg Road
AMBLESIDE
LA22 9EU

Energy rating

E

Valid until: **27 April 2025**

Certificate number: **0191-2858-6349-9225-1345**

Property type

End-terrace house

Total floor area

147 square metres

Rules on letting this property

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

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)

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Energy rating and score

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

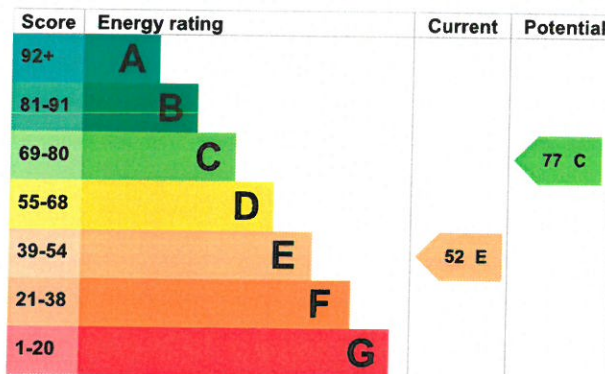
[See how to improve this property's energy efficiency.](#)

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



How this affects your energy bills

An average household would need to spend **£2,142 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 £788 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2015** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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	Mary Tinkler
Telephone	07813 917611
Email	info@jsbpropertyassessment.co.uk

Contacting the accreditation scheme

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

Accreditation scheme	NHER
Assessor's ID	SAVA005229
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	28 April 2015
Date of certificate	28 April 2015
Type of assessment	RdSAP
