

Information on improving your dwelling's energy performance.
This EPC and recommendations report may be given to the Energy Saving Trust to provide you with
Remember to look for the energy saving recommended logo when buying energy-efficient products.
It's a quick and easy way to identify the most energy-efficient products on the market.

To see how this home can achieve its potential rating please see the recommended measures.

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.

Current	Potential
Energy use 216 kWh/m ² per year	192 kWh/m ² per year
Carbon dioxide emissions 3.0 tonnes per year	2.7 tonnes per year
Lighting £64 per year	£40 per year
Heating £588 per year	£542 per year
Hot water £186 per year	£175 per year

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

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 this 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.

Current	Potential
Energy Efficiency Rating 45	50
Environmental Impact (CO ₂) Rating 65	69

England & Wales
EU Directive 2002/91/EC
Not energy efficient - higher running costs
(1-20)
(21-30)
(31-40)
(41-50)
(51-60)
(61-70)
(71-80)
(81-90)
(91-100)
Very energy efficient - lower running costs
(92 plus)


England & Wales
EU Directive 2002/91/EC
Not environmentally friendly - higher CO₂ emissions
(1-20)
(21-30)
(31-40)
(41-50)
(51-60)
(61-70)
(71-80)
(81-90)
(91-100)
Very environmentally friendly - lower CO₂ emissions
(92 plus)

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.

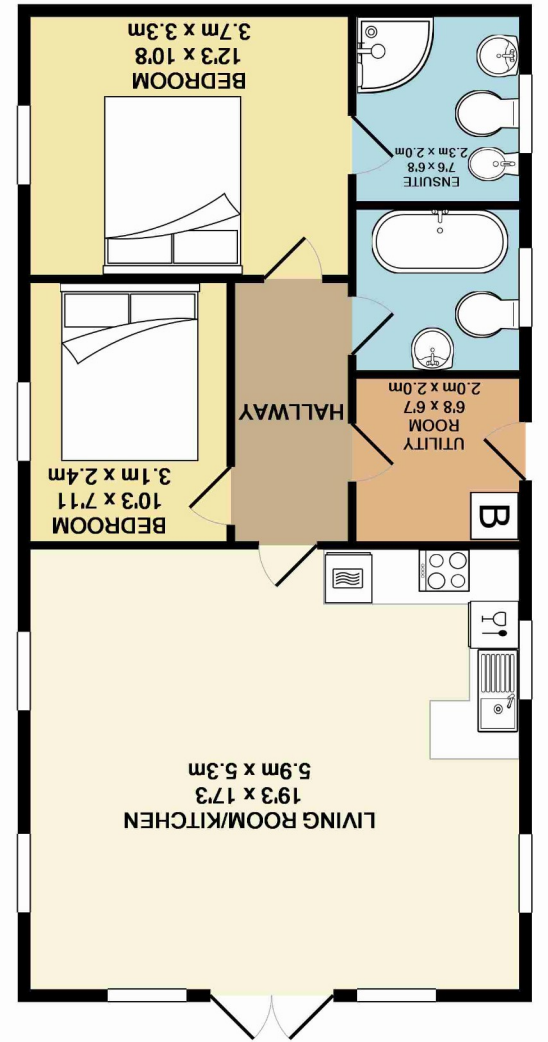
Dwelling type: Detached bungalow
Date of assessment: 28 July 2010
Date of certificate: 29 July 2010
Reference number: 2388-7022-6243-7880-4910
Type of assessment: RdSAP, existing dwelling
Total floor area: 70 m²

8 Little Eden Country Park,
Carnaby,
BRIDLINGTON,
YO15 3QG

Energy Performance Certificate



8 BENSON LODGE, LITTLE EDEN, BRIDLINGTON, YO15 3QG
TOTAL APPROX. FLOOR AREA 729 SQ.FT. (67.7 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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HARRISBELL *associates*

8 Benson Lodge Little Eden Country Park Carnaby Bridlington YO15 3QG

- Detached Log Cabin
- 2 Bedrooms
- Occupies Large Plot
- Private Holiday Park
- Double Glazing
- LPG Central Heating
- Long Lease to 3004
- Private Parking

£119,950

expertise close to home



LOUNGE



KITCHEN



BEDROOM 1



BEDROOM 2



BATHROOM



VIEW FROM THE SIDE



2 BEDROOM DETACHED LOG CABIN!!! This detached log cabin occupies a large plot with a westerly aspect to the rear within this private holiday park called "Little Eden" located approximately 3 miles south of Bridlington. It is within an established tree band to the perimeter plus owners fishing rights to the small lake contained on the complex, which is accessed by an electronic security gate. The cabin is sold on a long lease running to 3004 and is available for holiday use for 11 months ONLY of each year (being unavailable for you during a period from January to February each year). The property attracts a £500 per annum ground rent and the maintenance is currently charged at £2,500 per annum. **VIEWING ESSENTIAL TO FULLY APPRECIATE THIS UNIQUE PROPERTY.**

Council Tax Band : A

LOCATION MAP

