House hunting for a warm home

In many university cities in the UK, house hunting season for the following year begins early – sometimes even in October of the year prior. For many students, this is the first time they ever play an active role in house viewings. This guide provides advice on how to make sure you find out everything you need to know about the property, and if it will be able to keep you warm, before you sign for it.

Before you view the house

Consider the type of property

Flats and terraced houses, which share walls, ceilings and/or floors with other properties will be easier to heat than detached ones. This is because flats/terraces can have other people heating their homes above, below or next to them, which helps with heat retention and can make it less expensive to keep your home at the desired temperature.

It is worth remembering that new builds are typically better at retaining heat, and are less draughty. They should therefore have lower heating bills than older homes, but you should also check the insulation of the property, as this can have a significant effect on heat retention. You can see this information on your EPC – see more information below.

Another thing to think about is the size of the property. Smaller ones will be cheaper to heat, but having more housemates means splitting bills between more of you, which can mean your share is smaller.

Check the Energy Performance Certificate (EPC)