

Energy performance certificate (EPC)

2 Sunnynook
Fore Street
Beer
SEATON
EX12 3EE

Energy rating

E

Valid until: **5 February 2026**

Certificate
number: **0340-2824-7422-9306-5191**

Property type

Mid-terrace house

Total floor area

113 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Granite or whinstone, as built, no insulation (assumed)	Very poor
Roof	Pitched, 200 mm loft insulation	Good
Window	Single glazed	Very poor
Main heating	Room heaters, mains gas	Average
Main heating control	No thermostatic control of room temperature	Poor
Hot water	Electric immersion, standard tariff	Very poor
Lighting	Low energy lighting in 70% of fixed outlets	Very good

Feature	Description	Rating
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 346 kilowatt hours per square metre (kWh/m²).

▶ [What is primary energy use?](#)

Additional information

Additional information about this property:

- Stone walls present, not insulated
- Dwelling has access issues for cavity wall insulation

How this affects your energy bills

An average household would need to spend **£1,669 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 £1,060 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** when this EPC was created. People living at the property may use different amounts of heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 15,218 kWh per year for heating
- 2,058 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

- 4,923 kWh per year from solid wall insulation

More ways to save energy

[Find ways to save energy in your home.](#)

Environmental impact of this property

This property's current environmental impact rating is E. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year. CO₂ harms the environment.

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces

6.8 tonnes of CO2

This property's potential production

1.2 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Changes you could make

► [Do I need to follow these steps in order?](#)

Step 1: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£379

Potential rating after completing step 1

58 D

Step 2: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£39

Potential rating after completing steps 1 and 2

59 D

Step 3: Draught proofing

Typical installation cost

£80 - £120

Typical yearly saving

£72

Potential rating after completing steps 1 to 3

61 D

Step 4: Low energy lighting

Typical installation cost

£15

Typical yearly saving

£15

Potential rating after completing steps 1 to 4

61 D

Step 5: Change room heaters to condensing boiler

Typical installation cost

£3,000 - £7,000

Typical yearly saving

£387

Potential rating after completing steps 1 to 5

73 C

Step 6: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£48

Potential rating after completing steps 1 to 6

75 C

Step 7: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

Typical yearly saving

£119

Potential rating after completing steps 1 to 7

79 C

Step 8: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£5,000 - £8,000

Typical yearly saving

£307

Potential rating after completing steps 1 to 8

87 B

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

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

Michael How

Telephone

07831 477911

Email

michaelhow@btinternet.com

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

NHER001563

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

4 February 2016

Date of certificate

6 February 2016

Type of assessment

▶ [RdSAP](#)

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.