Energy performance certificate (EPC)				
63, Edgcumbe Green ST. AUSTELL PL25 5EE	Energy rating	Valid until: 12 February 2025 Certificate number: 8105-6022-4350-5387-9992		
Property type	Detached bungalow			
Total floor area		128 square metres		

# Rules on letting this property

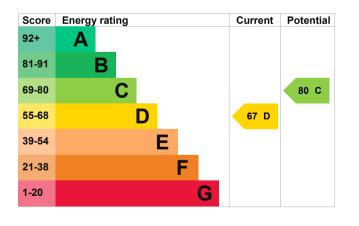
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

# Energy rating and score

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

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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	Cavity wall, filled cavity	Good
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 27% of fixed outlets	Average
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

#### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

· Biomass secondary heating

#### Primary energy use

The primary energy use for this property per year is 177 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend **£946 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 £157 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.

### Heating this property

Estimated energy needed in this property is:

- 11,763 kWh per year for heating
- 2,300 kWh per year for hot water

Impact on the environment This property's current environmental impact rating is D. It has the potential to be C.		This property produces	3.7 tonnes of CO2
		This property's potential production	2.0 tonnes of CO2
Properties get a rating from on how much carbon dioxid produce each year. CO2 ha <b>Carbon emissions</b>	e (CO2) they	You could improve this properion emissions by making the su This will help to protect the	uggested changes.
An average household produces	6 tonnes of CO2	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

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£75
2. Low energy lighting	£55	£45
3. Solar water heating	£4,000 - £6,000	£38
4. Solar photovoltaic panels	£5,000 - £8,000	£287

### Help paying for energy improvements

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

#### More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

### 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
Telephone
Email

Paul Haddock 01726 222 963 paul@maywhetter.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 Assessor's ID Telephone Email Sterling Accreditation Ltd STER400165 0161 727 4303 info@sterlingaccreditation.com

#### About this assessment

Assessor's declaration

Date of assessment Date of certificate Type of assessment Employed by the professional dealing with the property transaction 13 February 2015 13 February 2015 RdSAP