Energy performance certificate (EPC)		
Old Walls Knowle Drive SIDMOUTH EX10 8HP	Energy rating	Valid until: 6 October 2031
	U	Certificate number: 2732-1911-5861-4116-0101
Property type	Semi-detached house	
Total floor area		195 square metres

# Rules on letting this property

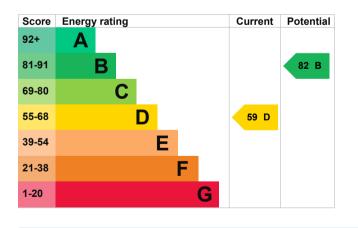
Properties can be let if they have an energy rating from A to E.

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 B.

<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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Roof room(s), ceiling insulated	Poor
Roof	Roof room(s), no insulation (assumed)	Very poor
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 48% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

#### Primary energy use

The primary energy use for this property per year is 239 kilowatt hours per square metre (kWh/m2).

## How this affects your energy bills

An average household would need to spend £1,627 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 £719 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2021** 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:

- 27,921 kWh per year for heating
- 2,905 kWh per year for hot water

Impact on the envir	onment	This property produces	8.2 tonnes of CO2
This property's current envi rating is E. It has the potent	•	This property's potential production	3.2 tonnes of CO2
Properties get a rating from on how much carbon dioxic produce each year. CO2 ha <b>Carbon emissions</b>	le (CO2) they	You could improve this prop 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 or average occupancy and en living at the property may u of energy.	ergy use. People

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£60
2. Room-in-roof insulation	£1,500 - £2,700	£374
3. Cavity wall insulation	£500 - £1,500	£37
4. Internal or external wall insulation	£4,000 - £14,000	£76
5. Floor insulation (solid floor)	£4,000 - £6,000	£78
6. Low energy lighting	£60	£52

Step	Typical installation cost	Typical yearly saving
7. Solar water heating	£4,000 - £6,000	£43
8. Solar photovoltaic panels	£3,500 - £5,500	£382

#### 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	Mark Glanfield
Telephone	07450580028
Email	info@homesmartsurveys.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	ECMK
Assessor's ID	ECMK301256
Telephone	0333 123 1418
Email	info@ecmk.co.uk
About this assessment Assessor's declaration	No related party

Date of assessment Date of certificate Type of assessment No related party 7 October 2021 7 October 2021 RdSAP