Energy performance certificate (EPC)			
Oak Beams Crockernwell EXETER EX6 6NB	Energy rating	Valid until: 22 September 2032 Certificate number: 2575-3020-3201-1622-6200	
Property type		End-terrace house	
Total floor area		65 square metres	

Rules on letting this property



You may not be able to let this property

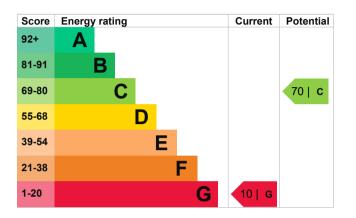
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-<u>guidance)</u>.

Properties can be let if they have an energy rating from A to E. The <u>recommendations section</u> sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

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

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



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cob, as built	Average
Roof	Roof room(s), thatched	Good
Window	Single glazed	Very poor
Main heating	Room heaters, LPG	Very poor
Main heating control	No thermostatic control of room temperature	Poor
Hot water	Electric instantaneous at point of use	Very poor
Lighting	Low energy lighting in 89% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 353 kilowatt hours per square metre (kWh/m2).

Environmental impa property	ct of this	This property produces	4.7 tonnes of CO2
This property's current envir rating is E. It has the potenti		This property's potential production	2.3 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce. Properties with an A rating produce less CO2		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 2.4 tonnes per year. This will help to protect the environment.	
than G rated properties.		Environmental impact ratin	0
An average household produces	6 tonnes of CO2	assumptions about average occupancy and energy use. They may not reflect how ener consumed by the people living at the prope	

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from G (10) to C (70).

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£178
2. Draught proofing	£80 - £120	£52
3. Gas condensing boiler	£3,000 - £7,000	£1,298
4. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£48

Paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022)</u>. This will help you buy a more efficient, low carbon heating system for this property.

Find energy grants and ways to save energy in your home (https://www.gov.uk/improve-energy-efficiency).

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£2122
Potential saving	£1575

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you <u>complete each</u> recommended step in order.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u>

(https://www.gov.uk/improve-energy-efficiency).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	9956 kWh per year
Water heating	1191 kWh per year

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	
Telephone	
Email	

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration

Date of assessment Date of certificate

Type of assessment

Marcus Wrey 07795 835291 marcuswrey@gmail.com

Elmhurst Energy Systems Ltd EES/008340 01455 883 250 <u>enquiries@elmhurstenergy.co.uk</u>

Employed by the professional dealing with the property transaction 23 September 2022 23 September 2022 RdSAP