Energy performance certificate (EPC)			
Mulberry High Street WADHURST TN5 6AJ	Energy rating	Valid until: Certificate number:	31 May 2032 0257-1206-1802-4315-0204
Property type	Semi-detached house		
Total floor area	162 square metres		

Rules on letting this property

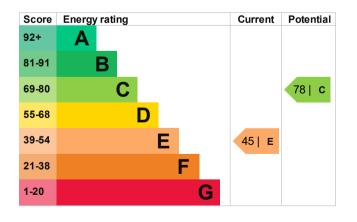
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or 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-guidance).

Energy efficiency rating for this property

This property's current energy rating is E. 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	Solid brick, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Roof room(s), insulated	Poor
Roof	Flat, no insulation (assumed)	Very poor
Roof	Pitched, insulated at rafters	Average
Window	Mostly multiple glazing	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system, no cylinder thermostat	Average
Lighting	Low energy lighting in 79% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
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 367 kilowatt hours per square metre (kWh/m2).

ct of this	This property produces	10.5 tonnes of CO2	
This property's current environmental impact rating is F. It has the potential to be C.		3.9 tonnes of CO2	
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 6.6 tonnes per year. This will help to protect the	
oduce less CO2	environment.		
6 tonnes of CO2	Environmental impact ratin assumptions about averag energy use. They may not consumed by the people liv	e occupancy and reflect how energy is	
	nmental impact to be C. e from A to G lioxide (CO2) they oduce less CO2	Immental impact to be C.This property's potential productionImmental impact to be C.This property's potential productionImmental impact bioxide (CO2) theyBy making the recommenta could reduce this property' 6.6 tonnes per year. This we environment.Immental impact boduce less CO2Environmental impact ration assumptions about average energy use. They may not	

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 E (45) to C (78).

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£109
2. Room-in-roof insulation	£1,500 - £2,700	£181
3. Internal or external wall insulation	£4,000 - £14,000	£270
4. Floor insulation (suspended floor)	£800 - £1,200	£51
5. Floor insulation (solid floor)	£4,000 - £6,000	£42
6. Hot water cylinder thermostat	£200 - £400	£80
7. Heating controls (TRVs)	£350 - £450	£52
8. Condensing boiler	£2,200 - £3,000	£144
9. Solar water heating	£4,000 - £6,000	£38
10. Solar photovoltaic panels	£3,500 - £5,500	£357

Paying for energy improvements

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	£2002
Potential saving	£966

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> (<u>https://www.simpleenergyadvice.org.uk/</u>).

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	26908 kWh per year
Water heating	3677 kWh per year
Potential energy insulation	savings by installing
Type of insulation	Amount of energy saved
Loft insulation	147 kWh per year
Cavity wall insulation	444 kWh per year
Solid wall insulation	4235 kWh per year

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	Andrew Spratt
Telephone	07539 410831
Email	andy.spratt@hotmail.co.uk

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration

Date of assessment Date of certificate

Type of assessment

Quidos Limited QUID204197

01225 667 570 info@quidos.co.uk

Employed by the professional dealing with the property transaction 27 May 2022 1 June 2022 RdSAP