Energy performance certificate (EPC)				
57 Upton Lovell WARMINSTER BA12 0JP	Energy rating	Valid until: 8 August 2033 Certificate number: 2566-2815-5222-7514-9057		
Property type	End-terrace house			
Total floor area		151 square metres		

Rules on letting this property

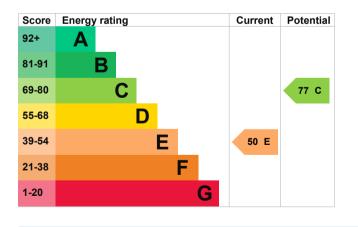
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (<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 E. 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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Roof room(s), no insulation (assumed)	Very poor
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Average
Lighting	Low energy lighting in 67% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 226 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £2,502 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 £985 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 20,579 kWh per year for heating
- 2,977 kWh per year for hot water

This property produces

Impact on the environment

This property's current environmental impact rating is E. It has the potential to be C.	This property's potential production
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they	
produce each year. CO2 harms the environment.	You could improve this pro emissions by making the s

Carbon emissions

An average household	6 tonnes of CO2
produces	

4.1 tonnes of CO2

8.7 tonnes of CO2

perty's CO2 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

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£481
2. Internal or external wall insulation	£4,000 - £14,000	£225
3. Floor insulation (solid floor)	£4,000 - £6,000	£46
4. Low energy lighting	£35	£56
5. Heating controls (room thermostat)	£350 - £450	£90
6. Solar water heating	£4,000 - £6,000	£85
7. Solar photovoltaic panels	£3,500 - £5,500	£692

Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgradescheme). 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 <u>www.gov.uk/improve-energy-efficiency</u>.

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

Sean Keane 07870682491 sean@keanemediaservices.com

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	ECMK304624
Telephone	0333 123 1418
Email	<u>info@ecmk.co.uk</u>

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 9 August 2023 9 August 2023 RdSAP