Energy performance certificate (EPC)

32 Lee Road LYNTON EX35 6BS	Energy rating **E**	Valid until: **24 May 2033** Certificate number: **2743-3027-1205-5897-0204**

Property type

Semi-detached house

Total floor area

254 square metres

Rules on letting this property

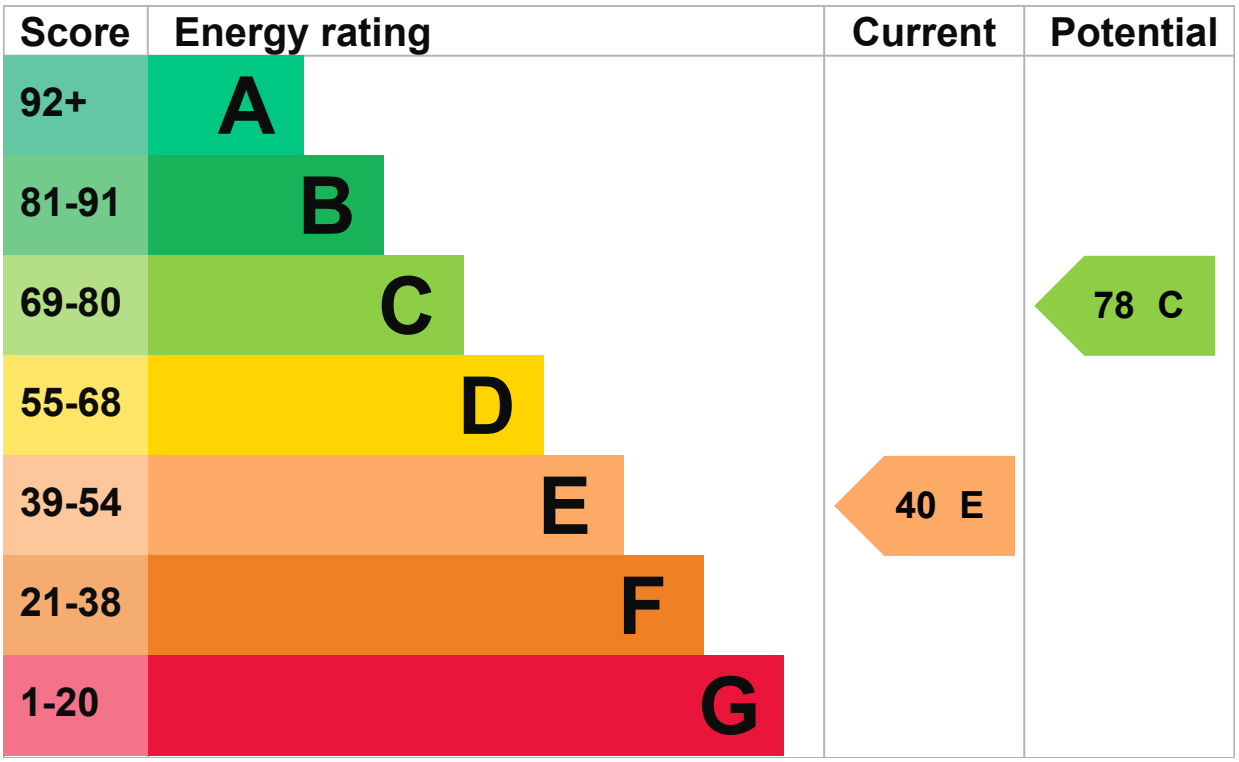
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

See how to improve this property's energy efficiency.



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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Roof room(s), ceiling insulated	Poor
Roof	Roof room(s), insulated (assumed)	Good
Window	Partial double glazing	Average
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer, TRVs and bypass	Average

Feature	Description	Rating
Hot water	From main system	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, limited 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 278 kilowatt hours per square metre (kWh/m2).

▶ What is primary energy use?

Additional information

Additional information about this property:

- Stone walls present, not insulated
- Dwelling may be exposed to wind-driven rain

How this affects your energy bills

An average household would need to spend **£5,988 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 £3,074 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 heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 37,327 kWh per year for heating
- 2,828 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

- 101 kWh per year from loft insulation

- 6,929 kWh per year from solid wall insulation

More ways to save energy

Find ways to save energy in your home.

Environmental impact of this property

This property's current environmental impact rating is F. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

An average household produces

6 tonnes of CO2

This property produces

17.0 tonnes of CO2

This property's potential production

6.7 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Changes you could make

▶ Do I need to follow these steps in order?

Step 1: Room-in-roof insulation

Typical installation cost

£1,500 - £2,700

Typical yearly saving

£717

Potential rating after completing step 1

47 E

Step 2: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£1,032

Potential rating after completing steps 1 and 2

59 D

Step 3: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£131

Potential rating after completing steps 1 to 3

61 D

Step 4: Heating controls (room thermostat)

Typical installation cost

£350 - £450

Typical yearly saving

£262

Potential rating after completing steps 1 to 4

64 D

Step 5: Replace boiler with new condensing boiler

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£722

Potential rating after completing steps 1 to 5

71 C

Step 6: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£95

Potential rating after completing steps 1 to 6

72 C

Step 7: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

Typical yearly saving

£116

Potential rating after completing steps 1 to 7

73 C

Step 8: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£714

Potential rating after completing steps 1 to 8

78 C

Paying for energy improvements

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

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

Kevin Heaphy

Telephone

01837871142

Email

kheaphy2@gmail.com

Contacting the accreditation scheme

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

Accreditation scheme
Elmhurst Energy Systems Ltd

Assessor's ID
EES/005881

Telephone
01455 883 250

Email
enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration
No related party

Date of assessment
24 May 2023

Date of certificate
25 May 2023

Type of assessment
▶ RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.