Energy performance certificate (EPC)		
46, Great Hill Chudleigh NEWTON ABBOT TQ13 0JS	Energy rating	Valid until: 25 January 2026
		Certificate number: 0649-2825-7099-9026-1555
Property type	Detached house	
Total floor area		96 square metres

Rules on letting this property

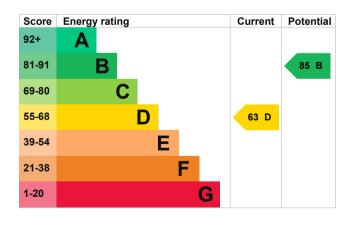
Properties can be let if they have an energy rating from A to E.

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 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	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Average
Lighting	No low energy lighting	Very poor
Floor	To unheated space, 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 246 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Dwelling may be exposed to wind-driven rain

How this affects your energy bills

An average household would need to spend **£967 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 £348 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** 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:

- 6,832 kWh per year for heating
- 2,900 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

511 kWh per year from loft insulation

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency.

Environmental impact property	of this	This property produces	4.2 tonnes of CO2
This property's current environ rating is D. It has the potential		This property's potential production	1.5 tonnes of CO2
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 property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions		These ratings are based on	•
An average household produces	6 tonnes of CO2	average occupancy and energy use. People living at the property may use different amoun of energy.	

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£37

Step	Typical installation cost	Typical yearly saving
2. Low energy lighting	£130	£47
3. Heating controls (room thermostat)	£350 - £450	£55
4. Condensing boiler	£2,200 - £3,000	£163
5. Solar water heating	£4,000 - £6,000	£46
6. Solar photovoltaic panels	£5,000 - £8,000	£286

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.

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	James Le Gallez
Telephone	07863254599
Email	j <u>im@legallez.co.uk</u>

Contacting the accreditation scheme

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

Accreditation scheme	Northgate
Assessor's ID	NGIS802554
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 25 January 2016 26 January 2016 RdSAP