

Energy performance certificate (EPC)

Kings Marsh Cottage Wattlesborough, Halfway House SHREWSBURY SY5 9EA	Energy rating D	Valid until: 22 October 2028
		Certificate number: 9565-2812-7903-9028-8055

Property type

Detached house

Total floor area

125 square metres

Rules on letting this property

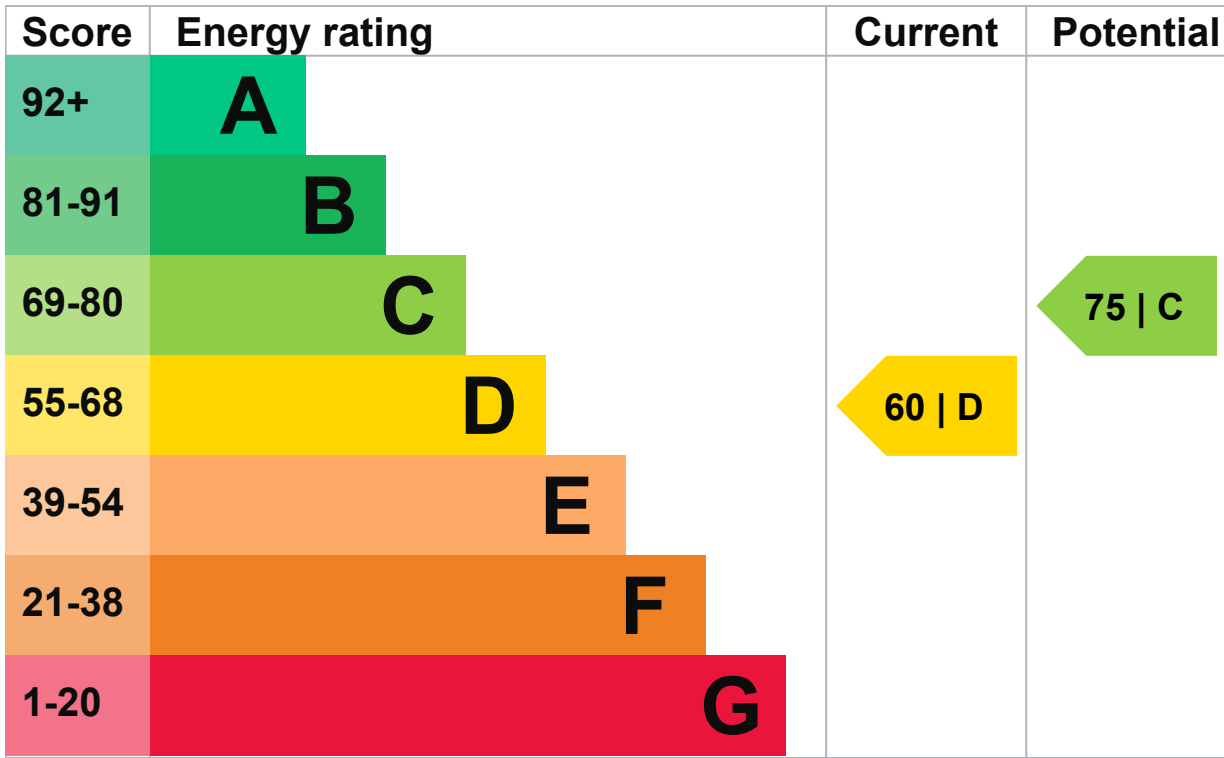
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 D. It has the potential to be C.

[See how to improve this property's energy performance.](#)



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

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	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Average

Feature	Description	Rating
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 194 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Environmental impact of this property

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

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

6.4 tonnes of CO₂

This property's potential production

4.3 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.

Improve this property's energy rating

▶ [Do I need to follow these steps in order?](#)

Step 1: Floor insulation (solid floor)**Typical installation cost**

£4,000 - £6,000

Typical yearly saving

£62

Potential rating after completing step 1**63 | D**

Step 2: Replace boiler with new condensing boiler**Typical installation cost**

£2,200 - £3,000

Typical yearly saving

£45

Potential rating after completing steps 1 and 2**65 | D**

Step 3: Solar water heating**Typical installation cost**

£4,000 - £6,000

Typical yearly saving

£37

Potential rating after completing steps 1 to 3**67 | D**

Step 4: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£5,000 - £8,000

Typical yearly saving

£293

Potential rating after completing steps 1 to 4

75 | C

Paying for energy improvements

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

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property

£875

Potential saving if you complete every step in order

£144

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.

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	14566 kWh per year
Water heating	2753 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	429 kWh per year

Saving energy in this property

[Find ways to save energy in your home.](#)

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

Peter Chamberlain

Telephone

07860315285

Email

peterchamberlain.dea@gmail.com

Accreditation scheme contact details

Accreditation scheme

Stroma Certification Ltd

Assessor ID

STRO014744

Telephone

0330 124 9660

Email

certification@stroma.com

Assessment details

Assessor's declaration

No related party

Date of assessment

22 October 2018

Date of certificate

23 October 2018

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.