Energy performance certificate (EPC)

61, Whitworth Road MINEHEAD TA24 8UB Energy rating

Valid until:

18 May 2027

Certificate number: 9188-4006-7285-5913-8994

Property type

Semi-detached house

Total floor area

80 square metres

Rules on letting this property

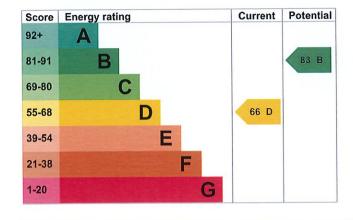
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<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.

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	Cavity wall, filled cavity	Good
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Pitched, 200 mm loft insulation	Good
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 45% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 219 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

Cavity fill is recommended

How this affects your energy bills

An average household would need to spend £771 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 £147 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2017** 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:

- 8,377 kWh per year for heating
- 1,924 kWh per year for hot water

Impact or	the env	vironment
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This property's current environmental impact rating is D. It has the potential to be B.

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

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces 3.1 tonnes of CO2

This property's potential 1.4 tonnes of CO2

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

production

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. Cavity wall insulation	£500 - £1,500	£26
2. Floor insulation (solid floor)	£4,000 - £6,000	£63
3. Low energy lighting	£30	£25
4. Solar water heating	£4,000 - £6,000	£33
5. Solar photovoltaic panels	£5,000 - £8,000	£302

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.

More ways to save energy

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

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

Christopher Jack 01823 420115

sw-epc@swpr.uk.com

Contacting the accreditation scheme

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

Accreditation scheme

Assessor's ID

Telephone

Email

Quidos Limited QUID200833

01225 667 570

info@guidos.co.uk

About this assessment

Assessor's declaration

Date of assessment

Date of certificate

Type of assessment

No related party

18 May 2017

19 May 2017

RdSAP



Invoice

Date:

July 19th 2023

Invoice Ref:

1900

3 Fore Street, Williton, Somerset TA4 4PX Tel: 01984 631153

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	Subtotal V.A.T.	£ 250.00
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