# Energy performance certificate (EPC) 31 Tor Gardens Ogwell NEWTON ABBOT TQ12 6BE D Energy rating Valid until: 8 August 2034 Certificate number: 0384-3040-4208-0074-7200 Detached bungalow Total floor area 120 square metres

# Rules on letting this property

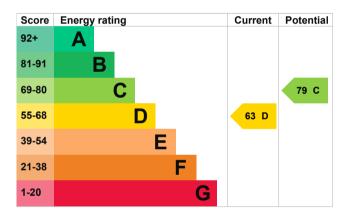
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (<a href="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</a>).

# **Energy rating and score**

This property's energy rating is D. 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.

For properties in England and Wales:

the average energy rating is D the average energy score is 60

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.

# 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      |
| Wall                 | System built, as built, insulated (assumed) | Good      |
| Roof                 | Pitched, 300 mm loft insulation             | Very good |
| Roof                 | Pitched, insulated (assumed)                | Good      |
| Window               | Fully double glazed                         | Good      |
| 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                | Suspended, 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 156 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £1,286 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 £274 per year if you complete the suggested steps for improving this property's energy rating.

This is based on average costs in 2024 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:

- 9,787 kWh per year for heating
- 2,745 kWh per year for hot water

| Impact on the environment                         | This property produces |
|---|------------------------|
| This property's environmental impact rating is E. |                        |

This property's potential 2.6 tonnes of CO2 production

4.8 tonnes of CO2

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they

produce each year.

### Carbon emissions

It has the potential to be C.

An average household 6 tonnes of CO2 produces

You could improve this property's CO2 emissions by making the 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. Floor insulation (suspended floor) | £800 - £1,200             | £126                  |
| 2. Condensing boiler                  | £2,200 - £3,000           | £74                   |
| 3. Solar water heating                | £4,000 - £6,000           | £74                   |
| 4. Solar photovoltaic panels          | £3,500 - £5,500           | £560                  |

### 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 Matthew Roffe
Telephone 01189770690

Email epc@nichecom.co.uk

### 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/018677
Telephone 01455 883 250

Email enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration No related party
Date of assessment 8 August 2024
Date of certificate 9 August 2024

Type of assessment RdSAP