Energy performance certificate (EPC)			
32, Cooks Cross SOUTH MOLTON EX36 4AW	Energy rating	Valid until: 22 March 2027 Certificate number: 8643-7827-5430-3082-2926	
Property type	Mid-terrace house		
Total floor area	63 square metres		

Rules on letting this property

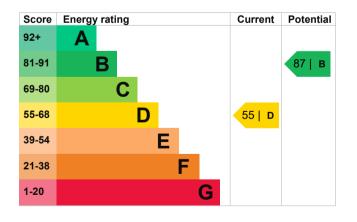
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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> performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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	Cob, as built	Average
Wall	Granite or whinstone, as built, no insulation (assumed)	Very poor
Roof	Pitched, 270 mm loft insulation	Good
Roof	Pitched, no insulation (assumed)	Very poor
Window	Partial double glazing	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating	Room heaters, mains gas	Average
Main heating control	Programmer and room thermostat	Average
Main heating control	No thermostatic control of room temperature	Poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 14% of fixed outlets	Poor
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 371 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- · Stone walls present, not insulated
- · Dwelling has access issues for cavity wall insulation
- Dwelling may be exposed to wind-driven rain

Environmental impac property	t of this	This property produces	4.1 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be B.		This property's potential production	0.9 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 3.2 tonnes per year. This will help to protect the	
Properties with an A rating pro	oduce less CO2	environment.	
than G rated properties.	6 tennes of CO2	Environmental impact rating assumptions about average	e occupancy and
An average household 6 tonnes of CO2 produces		energy use. They may not reflect how energy is consumed by the people living at the property.	

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (55) to B (87).

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£107
2. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£17
3. Draught proofing	£80 - £120	£14
4. Low energy lighting	£30	£31
5. Hot water cylinder thermostat	£200 - £400	£62
6. Condensing boiler	£2,200 - £3,000	£121
7. Solar water heating	£4,000 - £6,000	£42
8. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£51
9. Solar photovoltaic panels	£5,000 - £8,000	£290

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£928
Potential saving	£445

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.

The potential saving shows how much money you could save if you <u>complete each</u> recommended step in order.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.simpleenergyadvice.org.uk/</u>).

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	6875 kWh per year	
Water heating	3328 kWh per year	
Potential energy savings by installing insulation		
Type of insulation	Amount of energy saved	
Solid wall insulation	1555 kWh per year	

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	Michael How
Telephone	07831 477911
Email	michaelhow@btinternet.com

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

NHER NHER001563 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 22 March 2017 23 March 2017 RdSAP