Energy performance certificate (EPC)			
3, High Street Bishops Lydeard TAUNTON	Energy rating	Valid until:	22 February 2027
TA4 3AX		Certificate number:	8393-7222-5280-0067-4922
Property type Mid-terrace house			
Total floor area	148 square metres		

Rules on letting this property

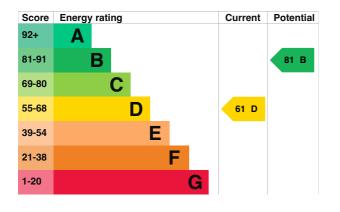
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance for landlords on the regulations and exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</u>).

Energy rating and score

This property's 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	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Roof	Pitched, 150 mm loft insulation	Good
Roof	Roof room(s), ceiling insulated	Poor
Window	Partial secondary glazing	Poor
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 83% of fixed outlets	Very good
Floor	Solid, no insulation (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 241 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

How this affects your energy bills

An average household would need to spend £1,388 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 £514 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:

- 20,856 kWh per year for heating
- 2,990 kWh per year for hot water

Impact on the envi	ronment	This property produces	6.4 tonnes of CO2
This property's environme E. It has the potential to be		This property's potential production	2.8 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.		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 assumptions about average occupancy and energy use.	
An average household produces	6 tonnes of CO2	People living at the property may use difference amounts of energy.	

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£155
2. Internal or external wall insulation	£4,000 - £14,000	£244
3. Solar water heating	£4,000 - £6,000	£55
4. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£60
5. Solar photovoltaic panels	£5,000 - £8,000	£296

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	David Browne
Telephone	07768 068797
Email	davidbrownedea@btinternet.com

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/005397
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration N	No related party
Date of assessment 23	23 February 2017
Date of certificate 23	23 February 2017
Type of assessment	RdSAP