Energy performance certificate (EPC)				
45 Priorswood Road TAUNTON TA2 7PS	Energy rating	Valid until: 13 June 2033		
		Certificate number: 2970-1711-4068-7115-2114		
Property type	Detached house			
Total floor area		102 square metres		

Rules on letting this property

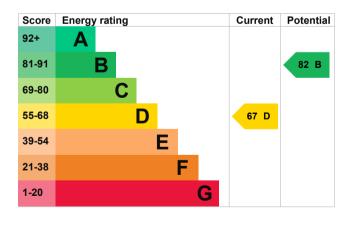
Properties can be let if they have an energy rating from A to E.

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

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	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 all fixed outlets	Very good
Floor	Suspended, insulated	N/A
Floor	Solid, insulated	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 211 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,899 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 £420 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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:

- 12,279 kWh per year for heating
- 2,245 kWh per year for hot water

Saving energy by installing insulation

Energy you could save:

- 473 kWh per year from loft insulation
- 2,601 kWh per year from cavity wall insulation

More ways to save energy

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

Environmental impact of this property		This property produces	3.8 tonnes of CO2
This property's current environmental impact rating is D. It has the potential to be C.		This property's potential production	1.9 tonnes of CO2
Properties get a rating from on how much carbon dioxic produce each year. CO2 ha	le (CO2) they	You could improve this properation of the second se	uggested changes.
Carbon emissions		These ratings are based or	•
An average household produces	6 tonnes of CO2	average occupancy and en living at the property may u of energy.	0,

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£336
2. Solar water heating	£4,000 - £6,000	£84
3. Solar photovoltaic panels	£3,500 - £5,500	£706

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.

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	Layla Girone-Maddocks
Telephone	07756274642
Email	epc@gibbinsrichards.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
Assessor's ID
Telephone
Email

About this assessment

Assessor's declaration

Date of assessment Date of certificate Type of assessment ECMK ECMK303734 0333 123 1418 info@ecmk.co.uk

Employed by the professional dealing with the property transaction 14 June 2023 14 June 2023 RdSAP