Energy performance certificate (EPC)					
Old School House Goathurst BRIDGWATER TA5 2DF	Energy rating	Valid until: <b>30 June 2033</b> Certificate number: <b>2548-8442-1411-2135-1411</b>			
Property type		Detached house			
Total floor area	173 square metres				

### Rules on letting this property



# You may not be able to let this property

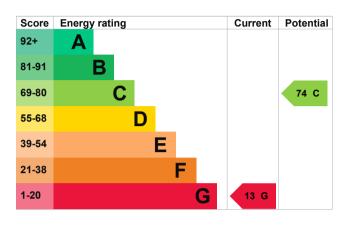
This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlordguidance).

Properties can be let if they have an energy rating from A to E. The recommendations section sets out changes you can make to improve the property's rating.

# Energy rating and score

This property's current energy rating is G. It has the potential to be C.

<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	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Roof room(s), no insulation (assumed)	Very poor
Roof	Pitched, no insulation (assumed)	Very poor
Window	Partial double glazing	Average
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	Solid fuel range cooker	Very good
Lighting	Low energy lighting in 80% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

#### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

• Biomass secondary heating

### Primary energy use

The primary energy use for this property per year is 411 kilowatt hours per square metre (kWh/m2).

### How this affects your energy bills

### Heating this property

Estimated energy needed in this property is:

- 38,120 kWh per year for heating
- 2,617 kWh per year for hot water

This property produces

17.0 tonnes of CO2

### Impact on the environment

This property's current environmental impact rating is G. It has the potential to be C.		This property's potential production	4.2 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.		You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.	
Carbon emissions			environment.
An average household produces	6 tonnes of CO2	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. Flat roof or sloping ceiling insulation	£850 - £1,500	£259
2. Room-in-roof insulation	£1,500 - £2,700	£1,399
3. Internal or external wall insulation	£4,000 - £14,000	£837
4. Floor insulation (suspended floor)	£800 - £1,200	£203
5. Floor insulation (solid floor)	£4,000 - £6,000	£114
6. Draught proofing	£80 - £120	£41
7. Condensing boiler	£2,200 - £3,000	£345
8. Solar water heating	£4,000 - £6,000	£74
9. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£64
10. Solar photovoltaic panels	£3,500 - £5,500	£710

### 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

Layla Girone-Maddocks 07756274642 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 ECMK ECMK303734 0333 123 1418 info@ecmk.co.uk

### About this assessment

Assessor's declaration

Date of assessment Date of certificate Type of assessment Employed by the professional dealing with the property transaction 20 June 2023 1 July 2023 RdSAP