Energy performance certificate (EPC)				
Jamara Barn Fiddington BRIDGWATER TA5 1JQ	Energy rating	Valid until:	29 October 2034	
		Certificate number:	4234-2420-2409-0341-3222	
Property type	C	etached bungalow		
Total floor area	204 square metres			

Rules on letting this property

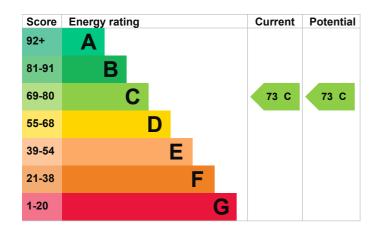
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

This property's energy rating is C. 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	Sandstone or limestone, as built, insulated (assumed)	Good
Roof	Pitched, insulated at rafters	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system, plus solar	Good
Lighting	Low energy lighting in 78% of fixed outlets	Very good
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	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:

- Solar water heating
- Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 93 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,920 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 £0 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:

- 17,836 kWh per year for heating
- 2,802 kWh per year for hot water

Impact on the enviro	nment	This property produces	5.7 tonnes of CO2	
This property's environmenta has the potential to be D.	l impact rating is D. It	This property's potential production	5.7 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 a average occupancy and ene	rgy use. People living at	
An average household produces	6 tonnes of CO2	the property may use different amounts of energy.		

Steps you could take to save energy

The assessor did not make any recommendations for this property.

Advice on making energy saving improvements

Get detailed recommendations and cost estimates www.gov.uk/improve-energy-efficiency

Help paying for energy saving 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	Hannah Nicholls	
Telephone	01823 661 144	
Email	hannahnicholls79@icloud.com	

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Elmhurst Energy Systems Ltd
EES/029388
01455 883 250
enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party	
Date of assessment	29 October 2024	
Date of certificate	30 October 2024	
Type of assessment	RdSAP	