Energy performance certificate (EPC)			
Newhaven Chedzoy Lane BRIDGWATER TA7 8QW	Energy rating	Valid until:	11 March 2029
		Certificate number:	0263-2835-7920-9221-9621
Property type	Detached house		
Total floor area	203 square metres		

Rules on letting this property

You may not be able to let this property

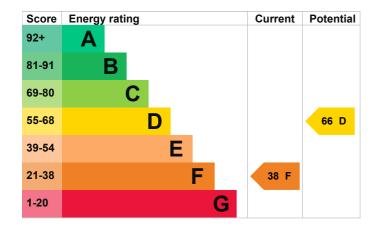
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to <u>improve this</u> <u>property's energy rating</u>.

Energy rating and score

This property's energy rating is F. It has the potential to be D.

<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
Wall	Solid brick, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Flat, no insulation (assumed)	Very poor
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	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (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 239 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- Cavity fill is recommended
- · Dwelling has access issues for cavity wall insulation
- · Dwelling may be exposed to wind-driven rain
- · Dwelling may have narrow cavities

How this affects your energy bills

An average household would need to spend £1,871 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 £702 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 31,625 kWh per year for heating
- 2,874 kWh per year for hot water

Impact on the enviro	nment	This property produces	11.0 tonnes of CO2
This property's environmenta has the potential to be D.	l impact rating is F. It	This property's potential production	5.9 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 average occupancy and ene	rgy use. People living at
An average household produces	6 tonnes of CO2	the property may use differe	nt amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£212
2. Cavity wall insulation	£500 - £1,500	£179
3. Internal or external wall insulation	£4,000 - £14,000	£88
4. Floor insulation (solid floor)	£4,000 - £6,000	£103
5. Condensing boiler	£2,200 - £3,000	£78
6. Solar water heating	£4,000 - £6,000	£42

Step	Typical installation cost	Typical yearly saving
7. Solar photovoltaic panels	£5,000 - £8,000	£329

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	Christopher Bartlett
Telephone	07739090068
Email	cbartlett01@gmail.com

Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd	
Assessor's ID	STR0007222	
Telephone	0330 124 9660	
Email	certification@stroma.com	
About this assessment		

Assessor's declaration	No related party	
Date of assessment	25 February 2019	
Date of certificate	12 March 2019	
Type of assessment	RdSAP	