Energy performance certificate (EPC)			
74, Greenway Road TAUNTON	Energy rating	Valid until:	1 July 2029
TA2 6LE	D	Certificate number:	8531-6423-7790-1662-4906
Property type	Mid-terrace house		
Total floor area	121 square metres		

Rules on letting this property

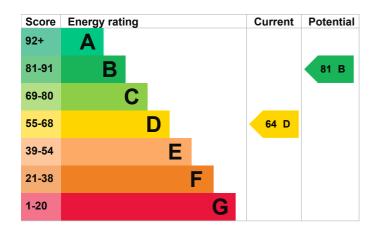
Properties can be let if they have an energy rating from A to E.

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 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
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Good
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 40% of fixed outlets	Average
Floor	Suspended, 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 212 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

• Single electricity meter selected but there is also an electricity meter for an off-peak tariff The assessment has been done on the basis of the standard domestic electricity tariff. However some heating or hot water appliances may be on an off-peak tariff.

How this affects your energy bills

An average household would need to spend **£1,009 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 £287 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:

- 14,123 kWh per year for heating
- 2,226 kWh per year for hot water

Impact on the environment

-			
This property's environmenta has the potential to be B.	impact rating is D. It	This property's potential production	1.8 tonnes of CO2
Properties get a rating from A how much carbon dioxide (Co year.		You could improve this prope making the suggested chang protect the environment.	
Carbon emissions		These ratings are based on a average occupancy and energy	rgy use. People living at
An average household produces	6 tonnes of CO2	the property may use differer	nt amounts of energy.

This property produces

4.1 tonnes of CO2

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£154
2. Floor insulation (suspended floor)	£800 - £1,200	£61
3. Low energy lighting	£30	£42
4. Solar water heating	£4,000 - £6,000	£31
5. Solar photovoltaic panels	£3,500 - £5,500	£336

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 may be eligible for help with the cost of improvements:

- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- · Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: <u>Energy Company Obligation (www.gov.uk/energy-company-obligation)</u>

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	John Turvey
Telephone	07734204889
Email	johnrturvey1@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	STR0024932
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	No related party
Date of assessment	2 July 2019
Date of certificate	2 July 2019
Type of assessment	RdSAP