Energy performance certificate (EPC)			
1 Grange Gardens TAUNTON	Energy rating	Valid until:	4 May 2033
TA2 7EN		Certificate number:	2101-1072-1455-0741-3136
Property type Detached bungalow			
Total floor area	78 square metres		

Rules on letting this property

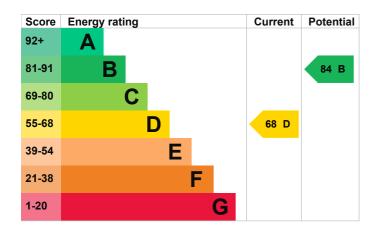
Properties can be let if they have an energy rating from A to E.

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.

See how to improve this property's energy efficiency.



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, filled cavity	Average
Roof	Pitched, 200 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 all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 215 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,499 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 £274 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:

- 7,652 kWh per year for heating
- 2,460 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is D. It has the potential to be B.	This property's potential 1. production
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 CO making the suggested changes. This protect the environment.
Carbon emissions	These ratings are based on assump average occupancy and energy use

An average household 6 tonnes of CO2 produces

CO2 emissions by is will help to

2.9 tonnes of CO2

.3 tonnes of CO2

This property produces

ptions about e. People living at the property may use different amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (suspended floor)	£800 - £1,200	£180
2. Solar water heating	£4,000 - £6,000	£94
3. Solar photovoltaic panels	£3,500 - £5,500	£706

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	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	ECMK	
Assessor's ID	ECMK303734	
Telephone	0333 123 1418	
Email	info@ecmk.co.uk	

About this assessment

Assessor's declaration	Employed by the professional dealing with the property
	transaction
Date of assessment	5 May 2023
Date of certificate	5 May 2023
Type of assessment	RdSAP