

Energy performance certificate (EPC)

Address Withheld

Energy rating

F

Valid until:

10 February 2035

Certificate number:

2600-0000-0522-7491-0001

Property type

Detached house

Total floor area

355 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-standardlandlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standardlandlord-guidance>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property’s energy rating is F. It has the potential to be C.

[See how to improve this property’s energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		

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, no insulation (assumed)	Very poor
Roof	Pitched, 200 mm loft insulation	Good
Roof	Roof room(s), ceiling insulated	Poor
Window	Single glazed	Very poor
Main heating	Electric underfloor heating	Average
Main heating control	Room thermostat only	Poor
Hot water	Electric immersion, off-peak	Poor
Lighting	Low energy lighting in 95% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 658 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend **£10,120 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 £4,966 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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:

- 76,490 kWh per year for heating
 - 2,203 kWh per year for hot water
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Impact on the environment

This property's environmental impact rating is G. It has the potential to be E.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household 6 tonnes of CO₂ produces

This property produces	40.0 tonnes of CO ₂
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This property's 19.0 tonnes of CO₂ potential production

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. 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. Room-in-roof insulation	£1,500 - £2,700	£1,707
2. Internal or external wall insulation	£4,000 - £14,000	£2,024
3. Floor insulation (solid floor)	£4,000 - £6,000	£332
4. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£903
5. Solar photovoltaic panels	£3,500 - £5,500	£436

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: [Home Upgrade Grant \(www.gov.uk/apply-home-upgrade-grant\)](http://www.gov.uk/apply-home-upgrade-grant)
- Insulation: [Great British Insulation Scheme \(www.gov.uk/apply-great-british-insulation-scheme\)](http://www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgradescheme\)](http://www.gov.uk/apply-boiler-upgradescheme)
- Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-companyobligation\)](http://www.gov.uk/energy-companyobligation)
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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	Asif Munir
Telephone	0333 034 1562
Email	energy.experts@ovo.com

Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019066
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	11 February 2025
Date of certificate	11 February 2025
Type of assessment	RdSAP
