Energy performance certificate (EPC)			
15 Wessiters SEATON EX12 2PW	Energy rating	Valid until:	8 May 2035
		Certificate number:	2752-4129-2917-2113-1211
Property type Detached house			
Total floor area	151 square metres		

# Rules on letting this property

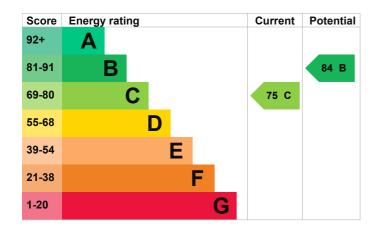
Properties can be let if they have an energy rating from A to E.

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 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, with internal insulation	Good
Roof	Pitched, 200 mm loft insulation	Good
Roof	Roof room(s), insulated (assumed)	Very good
Window	Fully triple 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	Solid, 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 144 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend **£1,284 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 £114 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:

- 12,237 kWh per year for heating
- 2,097 kWh per year for hot water

## Impact on the environment

Impact on the enviro	nment	This property produces	3.5 tonnes of CO2
This property's environmenta has the potential to be B.	impact rating is C. It	This property's potential production	2.1 tonnes of CO2
Properties get a rating from A how much carbon dioxide (C0 year.		You could improve this prope making the suggested chang protect the environment.	5
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 ener	

# Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£114
2. Solar photovoltaic panels	£3,500 - £5,500	£484

## 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:

• Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)

# 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	David McCarthy
Telephone	07815939855
Email	epc_solutions@hotmail.com

## 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	ECMK306518
Telephone	0333 123 1418
Email	info@ecmk.co.uk

### About this assessment

Assessor's declaration	No related party	
Date of assessment	7 May 2025	
Date of certificate	9 May 2025	
Type of assessment	RdSAP	