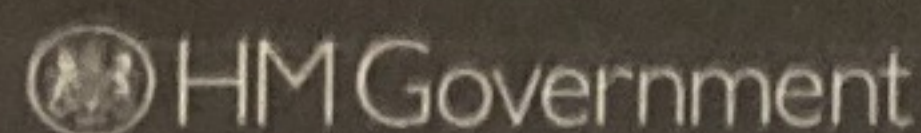


# Energy Performance Certificate



2, Waller Gardens, Lansdown, BATH, BA1 9DJ

Dwelling type: Detached house  
 Date of assessment: 13 December 2019  
 Date of certificate: 13 December 2019

Reference number: 8399-2276-4839-8197-3213  
 Type of assessment: SAP, new dwelling  
 Total floor area: 204 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

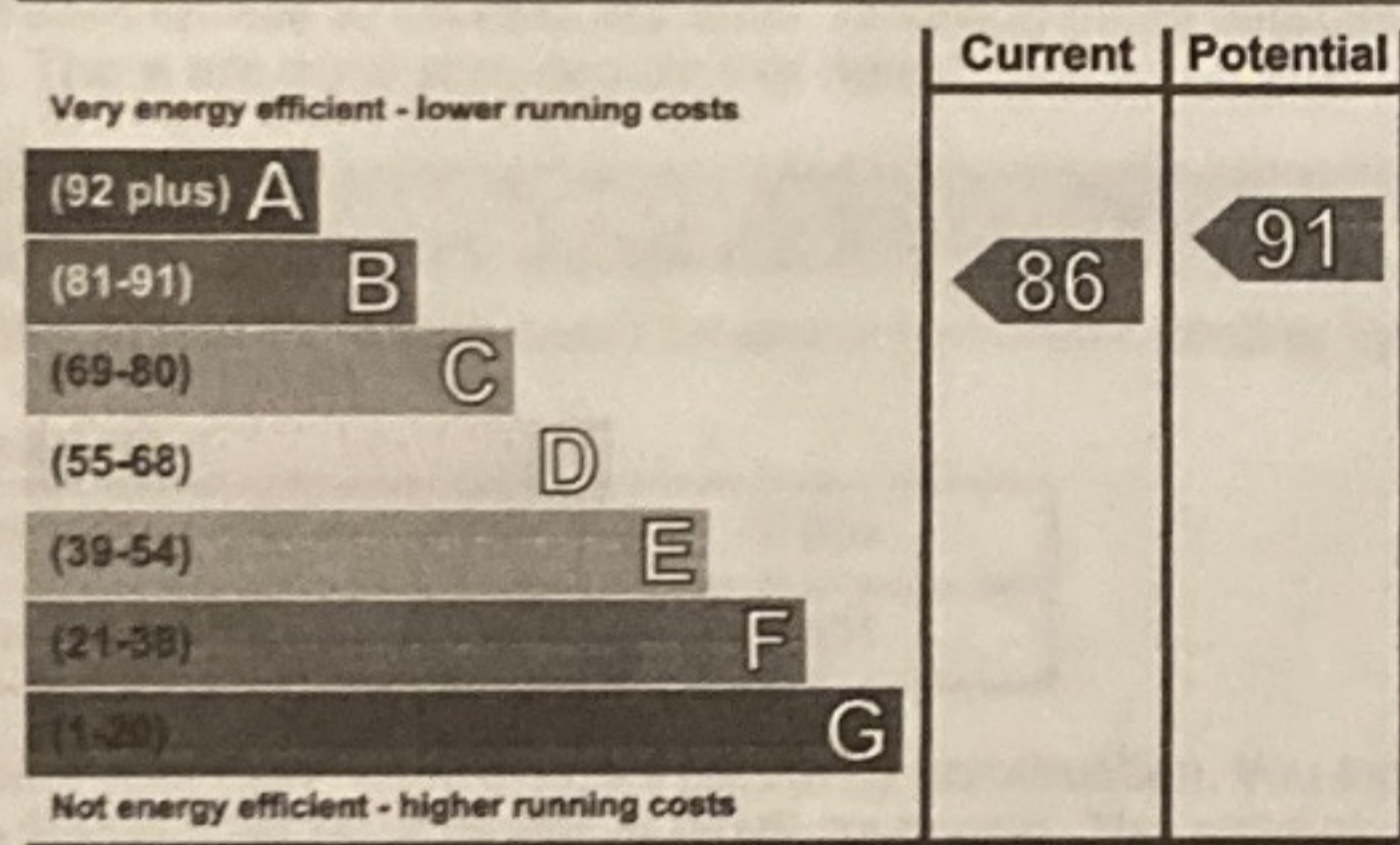
**Estimated energy costs of dwelling for 3 years: £ 1,866**

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 312 over 3 years	£ 312 over 3 years	Not applicable
Heating	£ 1,221 over 3 years	£ 1,221 over 3 years	
Hot Water	£ 333 over 3 years	£ 333 over 3 years	
<b>Totals</b>	<b>£ 1,866</b>	<b>£ 1,866</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 981