Energy performance certificate (EPC) 37a, Sherwell Valley Road TORQUAY TQ2 6EJ Energy rating Valid until: 29 October 2025 Certificate number: 8835-7220-4399-3090-2976 Property type Top-floor maisonette

Total floor area 92 square metres

Rules on letting this property

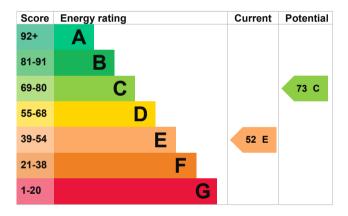
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlordguidance).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

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, as built, no insulation (assumed)	Poor
Roof	Pitched, 75 mm loft insulation	Average
Roof	Roof room(s), no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	To unheated space, limited insulation (assumed)	N/A
Floor	To unheated space, 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 323 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,159 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 £509 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2015** 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:

- 14,908 kWh per year for heating
- 2,195 kWh per year for hot water

Impact on the environment	This property produces	5.2 tonnes of CO2
This property's environmental impact rating is E. It has the potential to be C.	This property's potential production	2.6 tonnes of CO2
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 CO2 emissions by making the suggested changes.	
Ocale an emissions	This will help to protect the environment.	

Carbon emissions

An average household 6 tonnes of CO2 produces

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£376
2. Cavity wall insulation	£500 - £1,500	£79
3. Floor insulation (suspended floor)	£800 - £1,200	£30
4. Heating controls (room thermostat)	£350 - £450	£24

of energy.

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency

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 Andrew Coleman Telephone 01803400094

Email <u>andy@deatorbay.co.uk</u>

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 STRO001688
Telephone 0330 124 9660 ◎

Email certification@stroma.com

About this assessment

Assessor's declaration No related party
Date of assessment 30 October 2015
Date of certificate 30 October 2015

Type of assessment RdSAP