

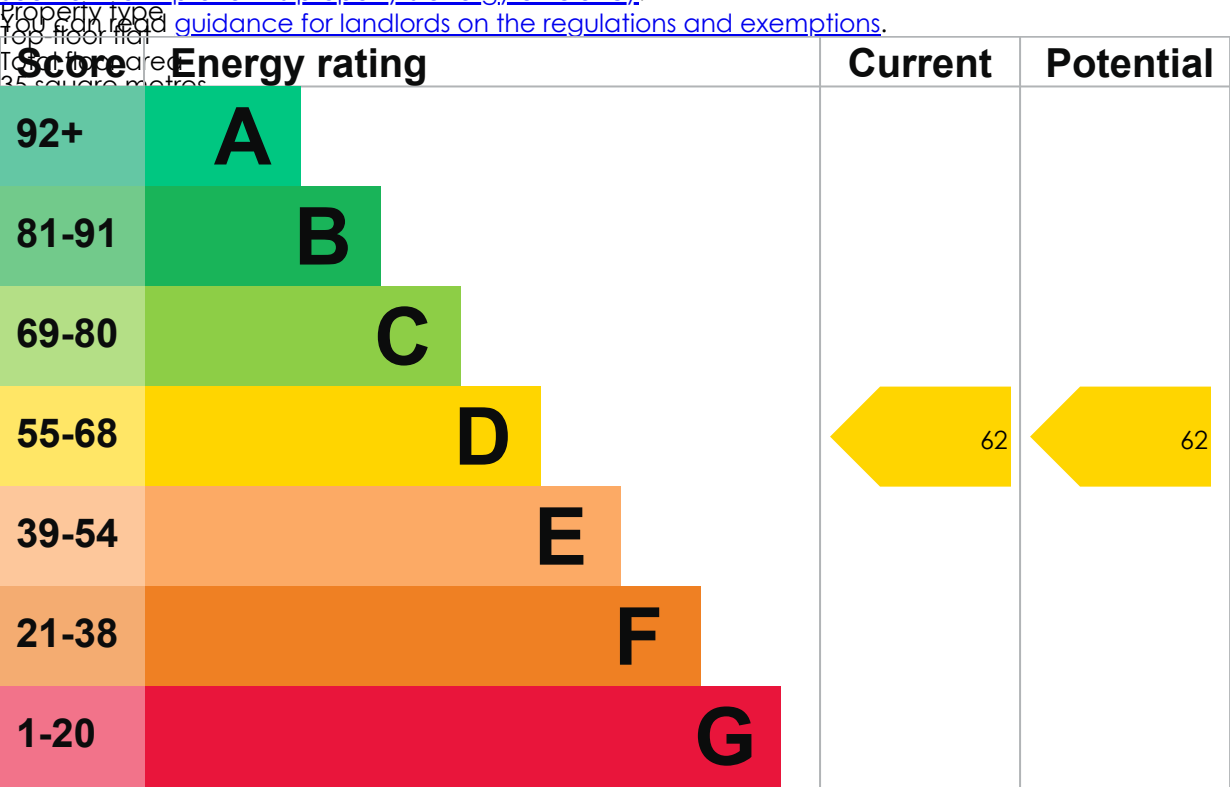
Flat 1
47 Dartmouth Road
Paignton
TQ4 5AE

Energy rating

D

Valid until
23 April 2033

Energy rating and score
This property's energy rating is D. It has the potential to be D.
Properties can be ref if they have an energy rating from A to E.
[See how to improve this property's energy efficiency.](#)
[You can find guidance for landlords on the regulations and exemptions.](#)



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.
Breakdown of property's energy performance
Features in this property
For properties in England and Wales:
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.
the average energy rating is D
Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect

the average energy score is 60

Feature	Description	Rating
Wall	Timber frame, as built, no insulation (assumed)	Very poor
Roof	Pitched, insulated	Good
Window	Fully double glazed	Average
Main heating	Community scheme	Good
Main heating control	Flat rate charging, TRVs	Average
Hot water	Community scheme	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A
Primary energy use	An average household would need to spend £1,127 per year on heating, hot water and lighting in this property. These costs usually make up the majority of your energy bills.	

The primary energy use for this property per year is 371 kilowatt hours per square metre (kWh/m²).
You could save £0 per year if you complete the suggested steps for improving this property's energy rating.

► About primary energy use

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.

Impact on the environment

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

Heating this property

Estimated energy needed in this property is:

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

5,260 kWh per year for heating

2,220 kWh per year for hot water

An average household produces

2.3 tonnes of CO₂

Advice on making energy saving improvements

[The Energy Saving Trust provides recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\).](https://www.gov.uk/improve-energy-efficiency)

2.3 tonnes of CO₂

This property's potential production

5,260 kWh per year for heating

2,220 kWh per year for hot water

2.3 tonnes of CO₂ per year for heating and hot water

Improvements are based on assumptions about average occupancy and energy use. People living at the property may use

different amounts of energy. Free energy saving improvements: [Home Upgrade Grant \(www.gov.uk/apply-home-upgrade-grant\)](https://www.gov.uk/apply-home-upgrade-grant)

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different amounts of energy. Free energy saving improvements: [Great British Insulation Scheme \(www.gov.uk/apply-great-british-insulation-scheme\)](https://www.gov.uk/apply-great-british-insulation-scheme)

Boiler pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme)

Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](https://www.gov.uk/energy-company-obligation)

Telephone

07848 220 616
Email
phil@epc-torbay.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

Elmhurst Energy Systems Ltd

Assessor's ID

EES/027131

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

29 March 2023

Date of certificate

24 April 2023

Type of assessment

► Show information about the RdSAP