Energy performance certificate (EPC)

1 Wolford Road Todenham MORETON-IN-MARSH GL56 9NZ Energy rating

Valid until:	1 August 2034
Contificate	2445 2444 4050 2040 4447

Property type Semi-detached house

Total floor area 114 square metres

Rules on letting this property



You may not be able to let this property

This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

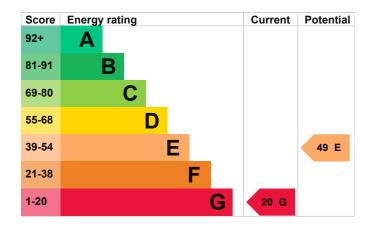
number:

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 G. It has the potential to be E.

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, filled cavity	Average
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Pitched, insulated (assumed)	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, LPG	Very poor
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Very poor
Lighting	Low energy lighting in 69% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 312 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £3,178 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 £963 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 15,358 kWh per year for heating
- 2,952 kWh per year for hot water

impact on the environment	This property produces	7.5 tonnes of CO2
This property's environmental impact rating is E. It has the potential to be D.	This property's potential production	4.1 tonnes of CO2

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

ney produce each year.

emissions by making the suggested changes. This will help to protect the environment.

Carbon emissions

An average 6 tonnes of CO2 household produces

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

You could improve this property's CO2

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£178
2. Heating controls (room thermostat)	£350 - £450	£178
3. Condensing boiler	£2,200 - £3,000	£505
4. Solar water heating	£4,000 - £6,000	£102
5. Solar photovoltaic panels	£3,500 - £5,500	£529

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:

- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: <u>Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)</u>
- Help from your energy supplier: <u>Energy Company Obligation (www.gov.uk/energy-company-obligation)</u>

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	Graham Murdoch
Telephone	07714749059
Email	info@cvenergy.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	ECMK	
Assessor's ID	ECMK300634	
Telephone	0333 123 1418	
Email	info@ecmk.co.uk	
A bout this accoment		
About this assessment Assessor's declaration	No related party	
	No related party 2 August 2024	
Assessor's declaration		