Energy performance certificate (EPC)					
Rosehaven Dyers Lane Bathpool TAUNTON TA2 8BZ	Energy rating	Valid until:	13 March 2035		
		Certificate number:	1435-9227-5400-0054-7296		
Property type Detached bungalow					
Total floor area	1	10 square metres			

## Rules on letting this property

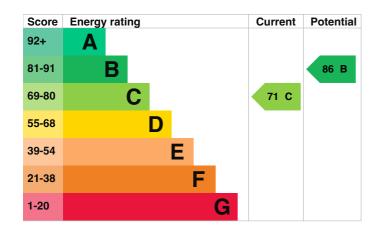
Properties can be let if they have an energy rating from A to E.

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.

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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, partial insulation (assumed)	Average	
Roof	Pitched, 350 mm loft insulation	Very good	
Window	Fully double glazed	Average	
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 63% of fixed outlets	Good	
Floor	Solid, no insulation (assumed)	N/A	
Secondary heating	None	N/A	

#### Primary energy use

The primary energy use for this property per year is 178 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

• Cavity fill is recommended

### How this affects your energy bills

An average household would need to spend £1,108 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 £281 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:

- 10,602 kWh per year for heating
- 2,037 kWh per year for hot water

## Impact on the environment

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

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

#### **Carbon emissions**

An average household 6 tonnes of CO2 produces

This property produces3.4 tonnes of CO2This property's potential<br/>production1.4 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

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

## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£108
2. Floor insulation (solid floor)	£4,000 - £6,000	£92
3. Low energy lighting	£60	£35
4. Solar water heating	£4,000 - £6,000	£46
5. Solar photovoltaic panels	£3,500 - £5,500	£463

#### 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: <u>Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)</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	Mark Durston
Telephone	01495 234 300
Email	epcquery@vibrantenergymatters.co.uk

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Assessor's IDEES/032418Telephone01455 883 250Emailenquiries@elmhurstenergy.co.uk	Elmhurst Energy Systems Ltd	
Email enquiries@elmhurstenergy.co.uk		

### About this assessment

Assessor's declaration	No related party	
Date of assessment	14 March 2025	
Date of certificate	14 March 2025	
Type of assessment	RdSAP	