Energy performance certificate (EPC)				
Linden Lea Fivehead TAUNTON TA3 6PU	Energy rating	Valid until:	18 May 2034	
		Certificate number:	1800-3159-0022-5396-3543	
Property type	C	Detached bungalow		
Total floor area	167 square metres			

## Rules on letting this property

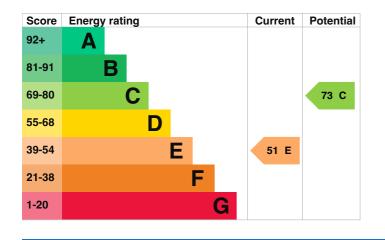
Properties can be let if they have an energy rating from A to E.

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 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
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	Good
Roof	Pitched, 300 mm loft insulation	Very good
Window	Partial double glazing	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Average
Lighting	Low energy lighting in 75% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
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 199 kilowatt hours per square metre (kWh/m2).

#### **Additional information**

Additional information about this property:

- Dwelling has a swimming pool The energy assessment for the dwelling does not include energy used to heat the swimming pool.
- Cavity fill is recommended

## How this affects your energy bills

An average household would need to spend £2,344 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 £693 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:

- 17,625 kWh per year for heating
- 3,226 kWh per year for hot water

## Impact on the environment

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

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 produces8.1 tonnes of CO2This property's potential<br/>production4.4 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	£63
2. Floor insulation (suspended floor)	£800 - £1,200	£184
3. Floor insulation (solid floor)	£4,000 - £6,000	£91
4. Heating controls (TRVs)	£350 - £450	£99
5. Condensing boiler	£2,200 - £3,000	£127
6. Solar water heating	£4,000 - £6,000	£67
7. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£61
8. Solar photovoltaic panels	£3,500 - £5,500	£594

#### 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	Caroline Stevens	
Telephone	07812893529	
Email	carolinedemancha@icloud.com	

### 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/007179	
Telephone	01455 883 250	
Email	enquiries@elmhurstenergy.co.uk	

### About this assessment

Assessor's declaration	No related party	
Date of assessment	15 May 2024	
Date of certificate	19 May 2024	
Type of assessment	RdSAP	