Energy performance certificate (EPC)

The Withies Ashton Road Minety MALMESBURY SN16 9QP	Energy rating **E**	Valid until: **23 May 2033** Certificate number: **2471-3026-1205-7057-9200**

Property type	Detached house
Total floor area	177 square metres

Rules on letting this property

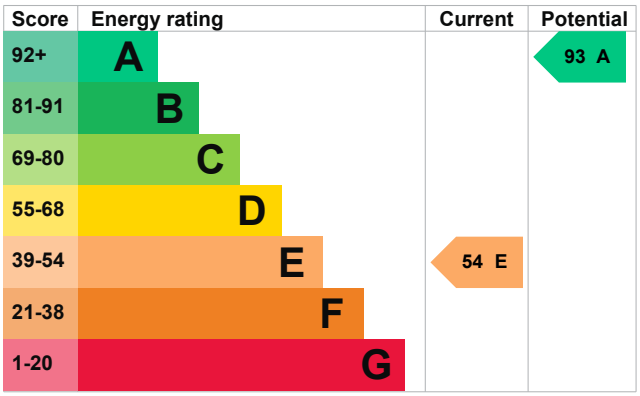
Properties can be let if they have an energy rating from A to E.

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 current energy rating is E. It has the potential to be A.

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	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Very good
Roof	Roof room(s), ceiling insulated	Average
Roof	Roof room(s), insulated (assumed)	Very good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, oil	Average
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Average
Lighting	Low energy lighting in 97% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass secondary heating

Primary energy use

The primary energy use for this property per year is 198 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- Cavity fill is recommended
- Stone walls present, not insulated
- Dwelling has access issues for cavity wall insulation
- Dwelling may be exposed to wind-driven rain
- Dwelling may have narrow cavities

Environmental impact of this property

This property's current environmental impact rating is E. 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. CO2 harms the environment.

An average household produces	6 tonnes of CO2
This property produces	8.3 tonnes of CO2
This property's potential production	1.6 tonnes of CO2

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

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£109
2. Room-in-roof insulation	£1,500 - £2,700	£470
3. Cavity wall insulation	£500 - £1,500	£64
4. Internal or external wall insulation	£4,000 - £14,000	£366
5. Floor insulation (solid floor)	£4,000 - £6,000	£142
6. Solar water heating	£4,000 - £6,000	£111
7. High performance external doors	£3,000	£79
8. Solar photovoltaic panels	£3,500 - £5,500	£685
9. Wind turbine	£15,000 - £25,000	£1,318

Paying for energy improvements

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

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property	£3038
Potential saving if you complete every step in order	£1341

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	22950 kWh per year
Water heating	2992 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Loft insulation	1030 kWh per year
Cavity wall insulation	531 kWh per year
Solid wall insulation	2997 kWh per year

Saving energy in this property

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

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Toby Owen
Telephone	07950 022507
Email	home@toby.go-plus.net

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/015402
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	23 May 2023
Date of certificate	24 May 2023
Type of assessment	RdSAP