Energy performance certificate (EPC)		
30, St. Davids Road TAVISTOCK PL19 9BT	Energy rating	Valid until: 7 May 2029 Certificate number: 8211-7325-6650-9468-4902
Property type	Detached house	
Total floor area		147 square metres

Rules on letting this property

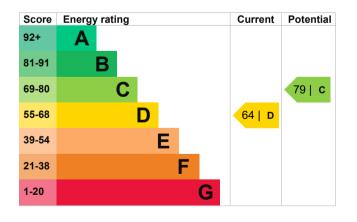
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

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



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Wall	Cavity wall, as built, insulated (assumed)	Good
Wall	Timber frame, as built, insulated (assumed)	Good
Roof	Pitched, 50 mm loft insulation	Poor
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Room thermostat only	Poor
Hot water	From main system	Good
Lighting	Low energy lighting in 65% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Floor	To unheated space, insulated (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 229 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- Wall type does not correspond to options available in RdSAP The dwelling has a type of wall that is not included in the available options. The nearest equivalent type was used for the assessment.
- Cavity fill is recommended
- · Dwelling has access issues for cavity wall insulation
- Dwelling may be exposed to wind-driven rain

Environmental impact property	of this	This property produces	5.9 tonnes of CO2
This property's current environ rating is D. It has the potential	•	This property's potential production	3.3 tonnes of CO2
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 2.6 tonnes per year. This will help to protect the	
Properties with an A rating pro	duce less CO2	environment.	
than G rated properties.		Environmental impact rating assumptions about average	5
An average household produces	6 tonnes of CO2	energy use. They may not reflect how energy is consumed by the people living at the property.	

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (64) to C (79).

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£60
2. Cavity wall insulation	£500 - £1,500	£119
3. Floor insulation (solid floor)	£4,000 - £6,000	£57
4. Low energy lighting	£40	£26
5. Heating controls (programmer and TRVs)	£350 - £450	£44
6. Solar photovoltaic panels	£3,500 - £5,500	£314

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and	
potential savings	

Estimated yearly energy cost for this property	£1226
Potential saving	£307

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.

The potential saving shows how much money you could save if you <u>complete each</u> recommended step in order.

For advice on how to reduce your energy bills visit <u>Simple Energy Advice</u> (<u>https://www.simpleenergyadvice.org.uk/</u>).

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	19504 kWh per year
Water heating	2441 kWh per year
Potential energy insulation	savings by installing
Type of insulation	Amount of energy saved
Type of insulation Loft insulation	Amount of energy saved 1329 kWh per year
21	

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	Tim Baxter
Telephone	01822 617345
Email	mail@timbaxterassocia

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

ates.co.uk

Elmhurst Energy Systems Ltd EES/018120 01455 883 250 enquiries@elmhurstenergy.co.uk

No related party 8 May 2019 8 May 2019 **RdSAP**