Energy performance certificate (EPC)

37 Garden Meadows Park TENBY SA70 8BD Energy rating

Valid until: 18 January 2034

Certificate number:

9553-3033-8209-1324-8200

Property type Detached house

Total floor area 135 square metres

Rules on letting this property

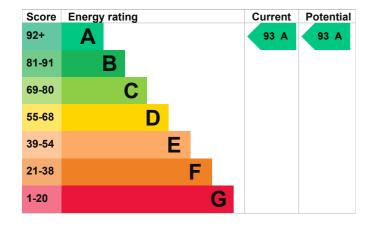
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for landlords on the <u>regulations</u> and <u>exemptions</u> (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 A. 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	Timber frame, as built, insulated (assumed)	Very good
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Pitched, 400+ mm loft insulation	Very good
Window	Fully double glazed	Good
Main heating	Air source heat pump, warm air, electric	Poor
Main heating control	Programmer and room thermostat	Average
Hot water	Electric immersion, standard tariff, plus solar	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, electric	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:

- Air source heat pump
- Solar water heating
- Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 20 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £2,312 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 £0 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:

- 8,794 kWh per year for heating
- 2,087 kWh per year for hot water

Impact on the environment	This property produces	0.5 tonnes of CO2 0.5 tonnes of CO2	
This property's environmental impact rating is A. It has the potential to be A.	This property's potential production		

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

Carbon emissions

An average	6 tonnes of CO2
household produces	

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.

Changes you could make

The assessor did not make any recommendations for this property.

Help paying for energy improvements

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

More ways to save energy

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

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	Alex Green
Telephone	07974225447
Email	alex@brettproperty.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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/028996
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk
About this assessment	No related party

Assessor's declaration	No related party	
Date of assessment	15 January 2024	
Date of certificate	19 January 2024	
Type of assessment	<u>RdSAP</u>	