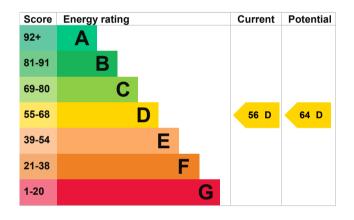
Energy performance certificate (EPC)				
36, Mandeville Manor Portadown CRAIGAVON BT62 3UP	Energy rating	Valid until:	19 March 2026	
		Certificate number:	9608-8706-7929-8520-2763	
Property type Detached house				
Total floor area	125 square metres			

Energy rating and score

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

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 Northern Ireland:

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, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Average
Lighting	No low energy lighting	Very poor
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 210 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,239 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 £224 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2016** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

This property produces

6.4 tonnes of CO2

Impact on the environment

This property's environmen It has the potential to be D.	tal impact rating is E.	This property's potential production	4.0 tonnes of CO2
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.		You could improve this property's CO2 emissions by making the suggested changes.	
Carbon emissions		This will help to protect the	environment.
An average household produces	6 tonnes of CO2	These ratings are based or average occupancy and en living at the property may u of energy.	nergy use. People

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£33
2. Low energy lighting	£60	£59
3. Heating controls (room thermostat)	£350 - £450	£61
4. Condensing boiler	£2,200 - £3,000	£71
5. Solar water heating	£4,000 - £6,000	£54
6. Solar photovoltaic panels	£5,000 - £8,000	£261

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
Telephone
Email

Patrick Durand (0)7876 052 713 dpenergy@yahoo.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	Quidos Limited
Assessor's ID	QUID200792
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration Date of assessment Date of certificate Type of assessment No related party 20 March 2016 20 March 2016 RdSAP