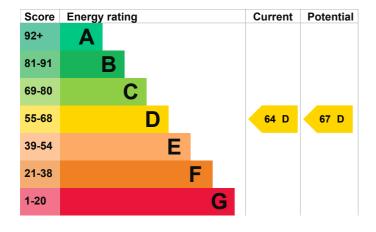


## **Energy rating and score**

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	Good	
Main heating	Boiler and radiators, oil	Average	
Main heating control	Programmer, room thermostat and TRVs	Good	
Hot water	From main system	Average	
Lighting	Low energy lighting in all fixed outlets	Very good	
Floor	Solid, insulated (assumed)	N/A	
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A	

### Primary energy use

The primary energy use for this property per year is 185 kilowatt hours per square metre (kWh/m2).

# How this affects your energy bills

An average household would need to spend £1,134 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 £89 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.

## Impact on the environment

This property's environmental impact rating is D. 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.

# This property produces 4.3 tonnes of CO2 This property's potential production 4.0 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.

#### **Carbon emissions**

An average household produces

6 tonnes of CO2

### Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Party wall insulation	£300 - £600	£31
2. Condensing boiler	£2,200 - £3,000	£58
3. Solar water heating	£4,000 - £6,000	£67
4. Solar photovoltaic panels	£3,500 - £5,500	£457

# 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	Ryan Reavie
Telephone	07858000208
Email	ryan@hannath.com

### **Contacting the accreditation scheme**

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

Telephone 0333 123 1418  Email info@ecmk.co.uk  About this assessment  Assessor's declaration No related party	
Telephone         0333 123 1418           Email         info@ecmk.co.uk	
Telephone 0333 123 1418	
Assessor's ID ECMK306021	
Accreditation scheme ECMK	

About this assessment		
Assessor's declaration	No related party	
Date of assessment	3 December 2024	
Date of certificate	3 December 2024	
Type of assessment	RdSAP	