Energy performance certificate (EPC)

39 Eden Terrace STRABANE BT82 8EN Energy rating

Valid until: 5 April 2035

Certificate number:

0300-2884-7440-2705-8881

Property type

Mid-terrace house

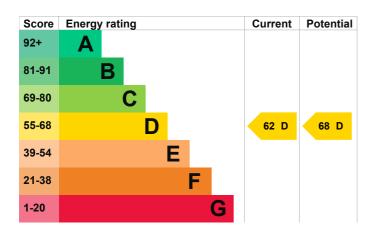
Total floor area

67 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	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 250 mm loft insulation	Good
Roof	Flat, insulated (assumed)	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 231 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £890 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 £147 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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 E. 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	4.0 tonnes of CO2
This property's potential production	3.3 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. Hot water cylinder thermostat	£200 - £400	£28
2. Heating controls (room thermostat and TRVs)	£350 - £450	£119
3. Floor insulation (solid floor)	£4,000 - £6,000	£33
4. Solar water heating	£4,000 - £6,000	£67
5. Internal or external wall insulation	£4,000 - £14,000	£58
6. Solar photovoltaic panels	£3,500 - £5,500	£394

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	Gerard Peoples
Telephone	07968739965
Email	gerrypeoples@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	Elmhurst Energy Systems Ltd
Assessor's ID	EES/025876
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk
	No related party
Assessor's declaration	No related party 4 April 2025
About this assessment Assessor's declaration Date of assessment Date of certificate	· ·