

Energy performance certificate (EPC)

107, Mount Carmel Heights
STRABANE
BT82 8JT

Energy rating

D

Valid until:

3 April 2027

Certificate number: 0467-2994-0943-9903-7565

Property type Detached house

Total floor area 117 square metres

Energy rating and score

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

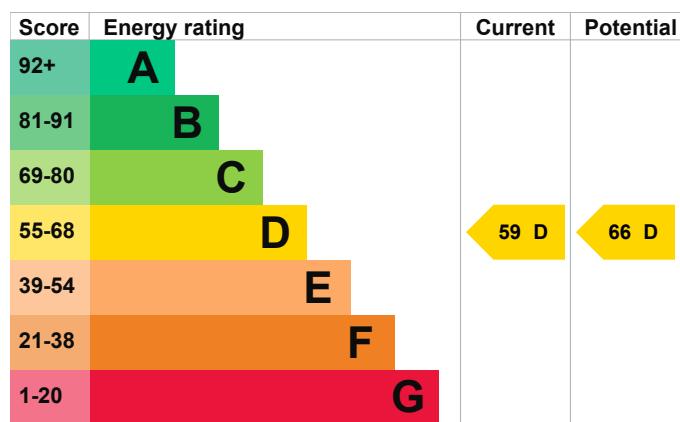
[See how to improve this property's energy efficiency.](#)

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 | Good |
| Main heating | Boiler and radiators, oil | Average |
| Main heating control | Programmer and at least two room thermostats | Good |
| Hot water | From main system | Average |
| Lighting | No low energy lighting | Very poor |
| Floor | Solid, insulated (assumed) | N/A |
| Secondary heating | Room heaters, coal | N/A |

Primary energy use

The primary energy use for this property per year is 216 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£1,010 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 £184 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2017** 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 E.

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

Carbon emissions

An average household produces 6 tonnes of CO2

This property produces 6.9 tonnes of CO2

This property's potential production 5.9 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.

Steps you could take to save energy

| Step | Typical installation cost | Typical yearly saving |
|---------------------------------------|---------------------------|-----------------------|
| 1. Increase loft insulation to 270 mm | £100 - £350 | £24 |
| 2. Low energy lighting | £75 | £60 |
| 3. Heating controls (zone control) | £350 - £450 | £46 |
| 4. Condensing boiler | £2,200 - £3,000 | £53 |
| 5. Solar water heating | £4,000 - £6,000 | £41 |
| 6. Solar photovoltaic panels | £5,000 - £8,000 | £253 |

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 | Seamus McHugh |
| Telephone | 02881 659643 |
| Email | larkfieldsurveyors@tiscali.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/009545 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |

About this assessment

| | |
|------------------------|-----------------------|
| Assessor's declaration | No related party |
| Date of assessment | 4 April 2017 |
| Date of certificate | 4 April 2017 |
| Type of assessment | RdSAP |