

Energy performance certificate (EPC)

31, Tobermore Road Draperstown MAGHERAFELT BT45 7HG	Energy rating	Valid until: 8 February 2026
	E	Certificate number: 9306-7786-2929-5800-5263

Property type	Detached house
Total floor area	229 square metres

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	44 E
21-38	F		
1-20	G		

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, insulated at rafters	Average
Window	Some double glazing	Poor
Main heating	Boiler and radiators, wood logs	Poor
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Poor
Lighting	Low energy lighting in 60% of fixed outlets	Good
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	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:

- Biomass main heating

Primary energy use

The primary energy use for this property per year is 295 kilowatt hours per square metre (kWh/m²).

▶ [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£3,033 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 £60 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.

Impact on the environment

This property's environmental impact rating is A. It has the potential to be A.

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 CO ₂
This property produces	1.7 tonnes of CO ₂
This property's potential production	-1.3 tonnes of CO ₂

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

▶ [Do I need to follow these steps in order?](#)

Step 1: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost	£15 - £30
Typical yearly saving	£31
Potential rating after completing step 1	43 E

Step 2: Low energy lighting

Typical installation cost	£40
Typical yearly saving	£29
Potential rating after completing steps 1 and 2	44 E

Step 3: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£95
Potential rating after completing steps 1 to 3	46 E

Step 4: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost	£3,300 - £6,500
Typical yearly saving	£167
Potential rating after completing steps 1 to 4	49 E

Step 5: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£5,000 - £8,000
Typical yearly saving	£256
Potential rating after completing steps 1 to 5	54 E

Step 6: Wind turbine

Typical installation cost	£15,000 - £25,000
Typical yearly saving	£548
Potential rating after completing steps 1 to 6	64 D

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	Niall Duffy
Telephone	07872841290
Email	niall@cmgrenew.com

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	QUID205830
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	8 February 2016
Date of certificate	9 February 2016
Type of assessment	▶ RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

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