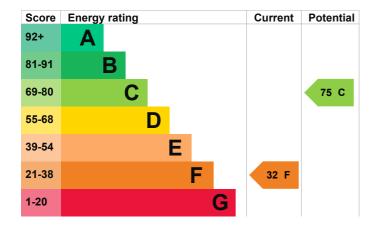


Energy rating and score

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

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, no insulation (assumed)	Poor
Roof	Pitched, insulated (assumed)	Average
Window	Mostly double glazing	Poor
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Good lighting efficiency	Good
Floor	Suspended, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 426 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- PV recommended
 When considering the PV installation consider installing PV battery and a PV diverter for water heating.
- · Cavity fill is recommended
- · Dwelling may be exposed to wind-driven rain

Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

Find out how to get a smart meter (https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend £2,060 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 £1,148 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.

Heating this property

Estimated energy needed in this property is:

- 11,750 kWh per year for heating
- 4,180 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is F. 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 7.4 tonnes of CO2 This property's potential 2.9 tonnes of CO2 production

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. Cavity wall insulation	£900 - £1,500	£362
2. Floor insulation (suspended floor)	£5,000 - £10,000	£127
3. Add additional 80 mm jacket to hot water cylinder	£20 - £40	£60
4. Hot water cylinder thermostat	£130 - £180	£57
5. Heating controls (room thermostat and TRVs)	£220 - £250	£225
6. Condensing boiler	£2,200 - £3,500	£266
7. Solar water heating	£4,000 - £7,000	£24
8. Heat recovery system for mixer showers	£600 - £1,500	£27
9. Solar photovoltaic panels	£8,000 - £10,000	£205

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	Ronnie Watson
Telephone	07925226876
Email	ronnie@eassni.com

Contacting the accreditation scheme

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

Accreditation scheme	ECMK	
Assessor's ID	ECMK302219	
Telephone	0333 123 1418	
Email	info@ecmk.co.uk	
About this assessment		
Assessor's declaration	No related party	

Assessor's declaration	No related party	
Date of assessment	17 September 2025	
Date of certificate	22 September 2025	
Type of assessment	RdSAP	