Energy performance certificate (EPC)			
19 Cambourne Mews NEWTOWNARDS BT23 4WB	Energy rating	Valid until:	15 May 2035
		Certificate number:	2920-7254-9192-1121-1416
Property type	Semi-detached house		
Total floor area	1	01 square metres	

## Energy rating and score

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

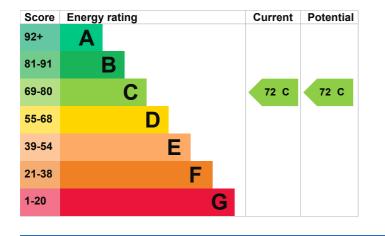
See how to improve this property's energy efficiency.

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, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Average
Main heating	Boiler, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 92% of fixed outlets	Very good
Floor	Suspended, limited insulation (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 191 kilowatt hours per square metre (kWh/m2).

### How this affects your energy bills

An average household would need to spend **£1,144 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 £0 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

Impact on the environment		This property produces	3.5 tonnes of CO2
This property's environmenta has the potential to be C.	I impact rating is C. It	This property's potential production	0.0 tonnes of CO2
Properties get a rating from A how much carbon dioxide (C year.		You could improve this prope making the suggested chang protect the environment.	
Carbon emissions		These ratings are based on assumptions about average occupancy and energy use. People living at	
An average household produces	6 tonnes of CO2	the property may use different amounts of energy.	

## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£44
2. Solar photovoltaic panels	£3,500 - £5,500	£434

## 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	Stuart Berry
Telephone	07738621048
Email	epcassistni@gmail.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	ECMK306211
Telephone	0333 123 1418
Email	info@ecmk.co.uk

#### About this assessment

Assessor's declaration	No related party
Date of assessment	16 May 2025
Date of certificate	16 May 2025
Type of assessment	RdSAP