Energy performance certificate (EPC)

Manor Stables Cottage
West Street
Great Somerford
CHIPPENHAM
SN15 5EH

Energy rating
Valid until: 11 January 2027

Certificate 8383-7429-4570-2940-0992
number:

Property type Detached house

Total floor area 179 square metres

Rules on letting this property

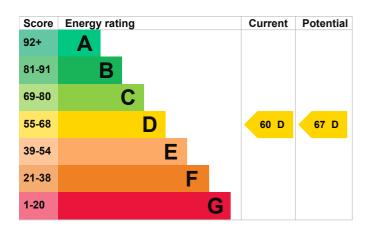
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for landlords on the <u>regulations</u> and <u>exemptions</u> (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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 England and Wales:

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, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	Good
Roof	Pitched, insulated (assumed)	Average
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and boiler energy manager	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 72% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	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 secondary heating
- Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 163 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

PVs or wind turbine present on the property (England, Wales or Scotland)
 The assessment does not include any feed-in tariffs that may be applicable to this property.

How this affects your energy bills

An average household would need to spend £1,610 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 £236 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.

Heating this property

Estimated energy needed in this property is:

- 23,704 kWh per year for heating
- 2,989 kWh per year for hot water

Impact on the environment	This property produces	7.4 tonnes of CO2
This property's environmental impact rating is E. It has the potential to be D.	This property's potential production	6.1 tonnes of CO2

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

they produce each year. emissions by making the suggested changes. This will help to protect the environment. Carbon emissions

An average 6 tonnes of CO2 household produces

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

You could improve this property's CO2

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£154
2. Low energy lighting	£25	£23
3. Solar water heating	£4,000 - £6,000	£58

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: <u>Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)</u>
- Help from your energy supplier: <u>Energy Company Obligation (www.gov.uk/energy-company-obligation)</u>

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	Marc Lloyd
Telephone	01226241010
Email	marc.swindon@propertysearchgroup.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	Stroma Certification Ltd	
Assessor's ID	STRO030247	
Telephone	0330 124 9660	
Email	certification@stroma.com	
About this assessment		
Assessor's declaration	No related party	
Assessor's declaration Date of assessment	No related party 10 January 2017	
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