Energy performance certificate (EPC)				
Energy rating	Valid until:	6 October 2032		
	Certificate number:	2911-1111-1127-1119-5109		
S	Semi-detached house	e		
99 square metres				
	Energy rating C	Energy rating C Certificate number: Semi-detached house		

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.

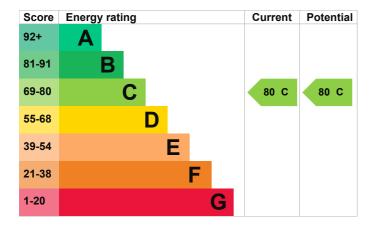
potential energy rating.

The graph shows this property's current and

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



https://find-energy-certificate.service.gov.uk/energy-certificate/2911-1111-1127-1119-5109?print=true

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)	Very good
Roof	Pitched, 0 mm loft insulation	Very good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 141 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£591 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 2022** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

This property produces

This property's potential

Impact on the environment

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

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 6 tonnes of CO2 produces

You could improve this property's CO2 emissions by

2.5 tonnes of CO2

0.0 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. Solar water heating	£4,000 - £6,000	£26
2. Solar photovoltaic panels	£3,500 - £5,500	£353

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	Conor McKee
Telephone	07764711999
Email	conmcke3@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	ECMK304474
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	6 October 2022
Date of certificate	7 October 2022
Type of assessment	RdSAP