Energy performance certificate (EPC)			
36 CHAPEL WAY PLYMOUTH PL3 5EG	Energy rating	Valid until: 3 June 2031 Certificate number: 2120-7046-2090-1001-4401	
Property type	Semi-detached bungalow		
Total floor area		79 square metres	

Rules on letting this property

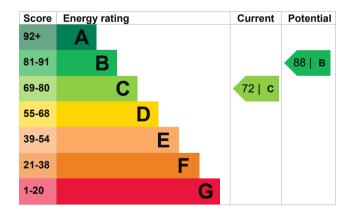
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

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

<u>See how to improve this property's energy</u> performance.



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Very good
Roof	Roof room(s), insulated (assumed)	Very good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Suspended, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 181 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

· Cavity fill is recommended

Environmental impact of this property		2.5 tonnes of CO2	
This property's current environmental impact rating is C. It has the potential to be B.		0.8 tonnes of CO2	
Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 1.7 tonnes per year. This will help to protect the	
less CO2	environment.		
	Environmental impact rating assumptions about average	5	
onnes of CO2	energy use. They may not reflect how energy is consumed by the people living at the property.		
	al impact B. A to G (CO2) they less CO2	al impactThis property's potential productionB.A to G (CO2) theyBy making the recommender could reduce this property's 1.7 tonnes per year. This we environment.less CO2Environmental impact rating assumptions about average energy use. They may not per the second se	

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from C (72) to B (88).

Recommendation	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£26
2. Cavity wall insulation	£500 - £1,500	£26
3. Floor insulation (suspended floor)	£800 - £1,200	£41
4. Solar water heating	£4,000 - £6,000	£29
5. Solar photovoltaic panels	£3,500 - £5,500	£362

Paying for energy improvements

Find energy grants and ways to save energy in your home. (https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings		Heating a property usually makes up the majority of energy costs.	
Estimated yearly energy cost for this property	£599	Estimated energy use	ed to heat this property 7527 kWh per year
Potential saving	£122	Water heating	1887 kWh per year
The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.		Potential energy savings by installing insulation Type of insulation Amount of energy saved	
The estimated saving is based on makin the recommendations in <u>how to improve</u> <u>property's energy performance</u> . For advice on how to reduce your energy visit <u>Simple Energy Advice</u>	this	Cavity wall insulation You might be able to re Incentive payments (htt renewable-heat-incentive	581 kWh per year eceive <u>Renewable Heat</u> t <u>ps://www.gov.uk/domestic-</u>). This will help to reduce
(https://www.simpleenergyadvice.org.uk/). Heating use in this property		carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.	

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Robert Amery
Telephone	0203 397 8220
Email	hello@propcert.co.uk

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

Quidos Limited QUID205902 01225 667 570 info@guidos.co.uk

No related party 4 June 2021 4 June 2021 RdSAP