

# Energy performance certificate (EPC)

|  |                               |   |
|--|-------------------------------|---|
| Coldharbour Farm<br>Silverwell<br>Blackwater<br>TRURO<br>TR4 8JE | Energy rating<br><br><b>E</b> | Valid until: <b>16 June 2024</b><br><br>Certificate number: <b>0542-2843-6363-9094-8971</b> |
|--|-------------------------------|---|

Property type

Detached house

Total floor area

239 square metres

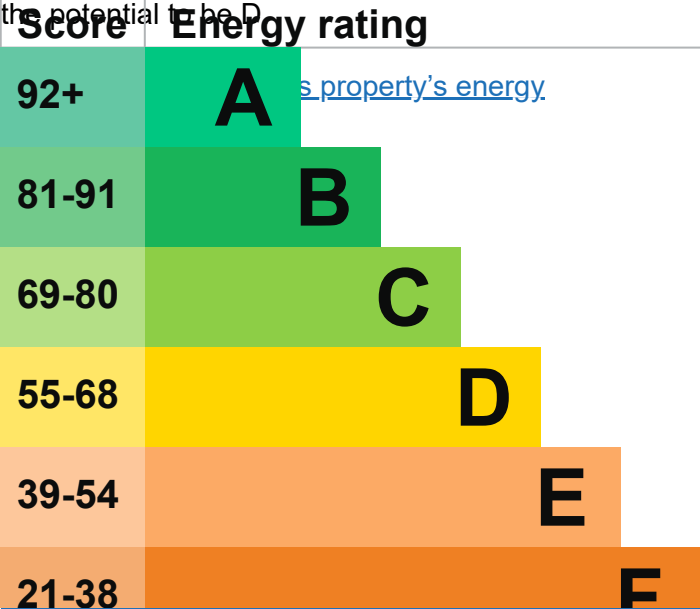
## Rules on letting this property

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

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) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

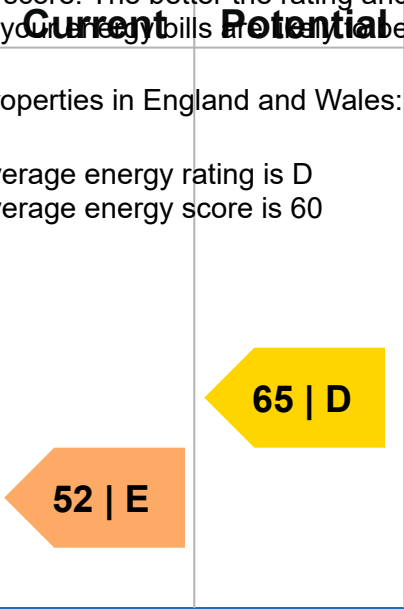
This property's current energy rating is E. It has the potential to be D.



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

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                 | Sandstone, as built, insulated (assumed)    | Good    |
| Wall                 | Cavity wall, as built, insulated (assumed)  | Good    |
| Roof                 | Pitched, 250 mm loft insulation             | Good    |
| Roof                 | Pitched, 100 mm loft insulation             | Average |
| Roof                 | Pitched, 200 mm loft insulation             | Good    |
| Window               | Fully double glazed                         | Average |
| Main heating         | Boiler and radiators, LPG                   | Average |
| Main heating control | Programmer, room thermostat and TRVs        | Good    |
| Hot water            | From main system                            | Average |
| Lighting             | Low energy lighting in 39% of fixed outlets | Average |
| Floor                | Solid, no 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 146 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- Dwelling has a swimming pool  
The energy assessment for the dwelling does not include energy used to heat the swimming pool.

## Environmental impact of this property

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year. CO<sub>2</sub> harms the environment.

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 7.7 tonnes of CO<sub>2</sub>

This property's potential 5.1 tonnes of CO<sub>2</sub> production

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

## Improve this property's energy rating

| Step                               | Typical installation cost | Typical yearly saving |
|------------------------------------|---------------------------|-----------------------|
| 1. Floor insulation                | £800 - £1,200             | £192                  |
| 2. Low energy lighting             | £110                      | £40                   |
| 3. Solar water heating             | £4,000 - £6,000           | £103                  |
| 4. High performance external doors | £3,500                    | £67                   |
| 5. Solar photovoltaic panels       | £9,000 - £14,000          | £262                  |
| 6. Wind turbine                    | £1,500 - £4,000           | £86                   |

## Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

## Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

|  |       |
|--|-------|
| Estimated yearly energy cost for this property       | £2525 |
| Potential saving if you complete every step in order | £401  |

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.

### Heating use in this property

Heating a property usually makes up the majority of energy costs.

### Estimated energy used to heat this property

| Type of heating | Estimated energy used |
|-----------------|-----------------------|
| Space heating   | 22686 kWh per year    |
| Water heating   | 2865 kWh per year     |

### Potential energy savings by installing insulation

| Type of insulation | Amount of energy saved |
|--------------------|------------------------|
| Loft insulation    | 241 kWh per year       |

### Saving energy in this property

Find ways to save energy in your home by visiting [www.gov.uk/improve-energy-efficiency](https://www.gov.uk/improve-energy-efficiency).

## 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 | Justin Stringer  |
| Telephone       | 07793 633622   |
| Email           | <a href="mailto:jec_stringer@hotmail.com">jec_stringer@hotmail.com</a> |

### Accreditation scheme contact details

|                      |  |
|----------------------|--|
| Accreditation scheme | NHER   |
| Assessor ID          | NHER003872   |
| Telephone            | 01455 883 250  |
| Email                | <a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a> |

### Assessment details

|                        |  |
|------------------------|--|
| Assessor's declaration | Relative of the professional dealing with the property transaction |
| Date of assessment     | 17 June 2014   |
| Date of certificate    | 17 June 2014   |
| Type of assessment     | <a href="#">RdSAP</a>  |

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