

Offices throughout Worcestershire & Mayfair, London



Energy Performance Certificate

HM Government

25, Bredon Lodge, Bredon, TEWKESBURY, GL20 7LP

Dwelling type: end-terrace house

Date of assessment: 22 December 2017

Date of certificate: 22 December 2017

Reference number: 2228-9952-7262-5553-6964

Type of assessment: RdSAP, existing dwelling

Total floor area: 78 m²

Use this document to:

Compare current ratings of properties to see which properties are more energy efficient

Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 2,952

Over 3 years you could save

£ 978

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 261 over 3 years	£ 180 over 3 years	
Heating	£ 2,178 over 3 years	£ 1,503 over 3 years	
Hot Water	£ 513 over 3 years	£ 291 over 3 years	
Totals	£ 2,952	£ 1,974	You could save £ 978 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current

Potential

83

58

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 81	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 255	✓
3 Low energy lighting for all fixed outlets	£25	£ 60	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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Allan Morris

estate agents

25 Bredon Lodge, Bredon, GL20 7LP

End-Terraced Retirement House, 2 Bedrooms, Popular Village

£160,000

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