

Energy performance certificate (EPC)

Coed Farmhouse The Coed Cwmyoy Abergavenny NP7 7NF	Energy rating G	Valid until: 20 August 2036
		Certificate number: 2030-7448-2664-2204-2695

Property type **Detached house**

Total floor area **91 square metres**

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is G. It has the potential to be A.

[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

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	13 G	

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	Sandstone, as built, no insulation (assumed)	Poor
Roof	Pitched, no insulation	Very poor
Window	Mostly double glazing	Very poor
Main heating	Boiler and radiators, coal	Poor
Main heating control	No time or thermostatic control of room temperature	Very poor
Hot water	From main system, no cylinder thermostat	Very poor
Lighting	Below average lighting efficiency	Poor
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	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

Primary energy use

The primary energy use for this property per year is 787 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- PV recommended
When considering the PV installation consider installing PV battery and a PV diverter for water heating.

Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend **£5,271 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 £3,209 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** 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:

- 24,164 kWh per year for heating
 - 6,159 kWh per year for hot water
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Impact on the environment

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

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 produces 6 tonnes of CO₂

This property produces 25.0 tonnes of CO₂

This property's potential production 8.7 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. Increase loft insulation to 270 mm	£900 - £1,200	£838
2. Internal wall insulation	£7,500 - £11,000	£1,382
3. Floor insulation (solid floor)	£5,000 - £10,000	£180
4. Increase hot water cylinder insulation	£20 - £40	£224
5. Low energy lighting	£240 - £280	£62
6. Hot water cylinder thermostat	£130 - £180	£55
7. Heating controls (programmer, thermostat, TRVs)	£220 - £250	£238
8. Solar water heating	£4,000 - £7,000	£100
9. Heat recovery system for mixer showers	£600 - £1,500	£73
10. High performance external doors	£1,800 - £2,400	£57
11. Solar photovoltaic panels	£8,000 - £10,000	£276
12. Wind turbine	£5,000 - £20,000	£989

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

[Speak to an advisor from Nest \(www.gov.wales/get-help-energy-efficiency-your-home-nest\)](https://www.gov.wales/get-help-energy-efficiency-your-home-nest)

Help paying for energy saving improvements

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

- Free energy saving improvements: [Nest \(www.gov.wales/get-free-home-energy-efficiency-improvements-nest\)](http://www.gov.wales/get-free-home-energy-efficiency-improvements-nest)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](http://www.gov.uk/energy-company-obligation)

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	Michael Morris
Telephone	07976445195
Email	morris@forrestsurveys.com

Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID209995
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	12 August 2026
Date of certificate	21 August 2026
Type of assessment	RdSAP
