Energy performance certificate (EPC)

1 Watermeade Avenue Greyabbey NEWTOWNARDS BT22 2XA Energy rating

Valid until: 12 October 2033

Certificate number: 9002-0218-8507-1120-5400

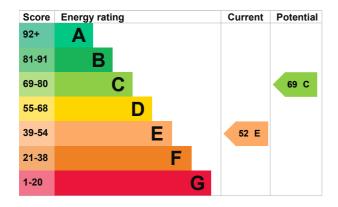
Property type Detached bungalow

Total floor area 104 square metres

Energy rating and score

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

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



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 Northern Ireland:

the average energy rating is D the average energy score is 60

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)	Good
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Good
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 79% of fixed outlets	Very good
Floor	Suspended, limited insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 241 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,781 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 £589 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year. CO2 harms the environment.

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces	6.5 tonnes of CO2	
This property's potential production	4.2 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.

Changes you could make

Step	Typical installation cost	Typical yearly saving	
1. Increase loft insulation to 270 mm	£100 - £350	£101	
2. Increase hot water cylinder insulation	£15 - £30	£67	
3. Hot water cylinder thermostat	£200 - £400	£40	
4. Heating controls (room thermostat)	£350 - £450	£105	
5. Floor insulation (suspended floor)	£800 - £1,200	£81	
6. Condensing boiler	£2,200 - £3,000	£195	
7. Solar water heating	£4,000 - £6,000	£72	
8. Solar photovoltaic panels	£3,500 - £5,500	£681	

Help paying for energy improvements

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

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	Chris McLean
Telephone	07751695309
Email	chris.mclean54@yahoo.co.uk

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	QUID209992
Telephone	01225 667 570
Email	info@quidos.co.uk
About this assessment	
Assessor's declaration	No related party
Date of assessment	9 October 2023
Date of certificate	13 October 2023
Type of assessment	RdSAP