Energy performance certificate (EPC) 3 Trewithen Apartments Fore Street Grampound TRURO TR2 4SB Energy rating Certificate number: 0380-2128-3530-2605-6281 Energy rating Certificate number: 0380-2128-3530-2605-6281 End-terrace bungalow 64 square metres

Rules on letting this property



You may not be able to let this property

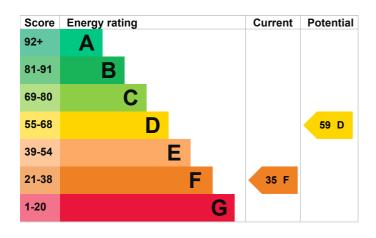
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to <u>improve this</u> property's energy rating.

Energy rating and score

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

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

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 | Solid brick, as built, no insulation (assumed) | Poor |
| Roof | Flat, insulated | Average |
| Roof | Pitched, 100 mm loft insulation | Average |
| Roof | Pitched, insulated | Average |
| Window | Fully double glazed | Poor |
| Main heating | Boiler and radiators, LPG | Very poor |
| Main heating control | Programmer, room thermostat and TRVs | Good |
| Hot water | From main system | Very poor |
| Lighting | Excellent lighting efficiency | Very good |
| Floor | Solid, insulated | N/A |
| Air tightness | (not tested) | N/A |
| Secondary heating | None | N/A |

Primary energy use

The primary energy use for this property per year is 191 kilowatt hours per square metre (kWh/m2).

Smart meters

This property had a smart meter for electricity 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 about using your smart meter (https://www.smartenergygb.org/using-your-smart-meter)

How this affects your energy bills

An average household would need to spend £1,339 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 £352 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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:

- 7,151 kWh per year for heating
- 1,878 kWh per year for hot water

Impact on the environment

This property's 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 (CO2) they produce each year.

This property produces 2.4 tonnes of CO2 This property's potential 1.5 tonnes of CO2 production

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.

Carbon emissions

An average household produces

6 tonnes of CO2

Steps you could take to save energy

| Step | Typical installation cost | Typical yearly saving |
|--|---------------------------|-----------------------|
| 1. Flat roof or sloping ceiling insulation | £900 - £1,200 | £56 |
| 2. Internal wall insulation | £7,500 - £11,000 | £263 |
| 3. Solar water heating | £4,000 - £7,000 | £33 |
| 4. Solar photovoltaic panels | £8,000 - £10,000 | £235 |

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

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

- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: <u>Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)</u>
- Help from your energy supplier: Energy Company Obligation (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 | Andrew McCaffrey |
|-----------------|---------------------|
| Telephone | 07968563243 |
| Email | andyaltern8@aol.com |

Contacting the accreditation scheme

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

| Accreditation scheme | Elmhurst Energy Systems Ltd |
|---|--------------------------------|
| Assessor's ID | EES/020327 |
| Telephone | 01455 883 250 |
| Email | enquiries@elmhurstenergy.co.uk |
| About this assessment | |
| | |
| Assessor's declaration | No related party |
| | No related party 8 July 2025 |
| Assessor's declaration Date of assessment Date of certificate | · • |