

# Energy performance certificate (EPC)

25, Priory Road EXETER EX4 7AW	Energy rating <b>D</b>	Valid until: 17 June 2024
		Certificate number: 8408-9582-1429-7797-1643

**Property type**  
Mid-terrace house

**Total floor area**  
104 square metres

**Rules on letting this property**

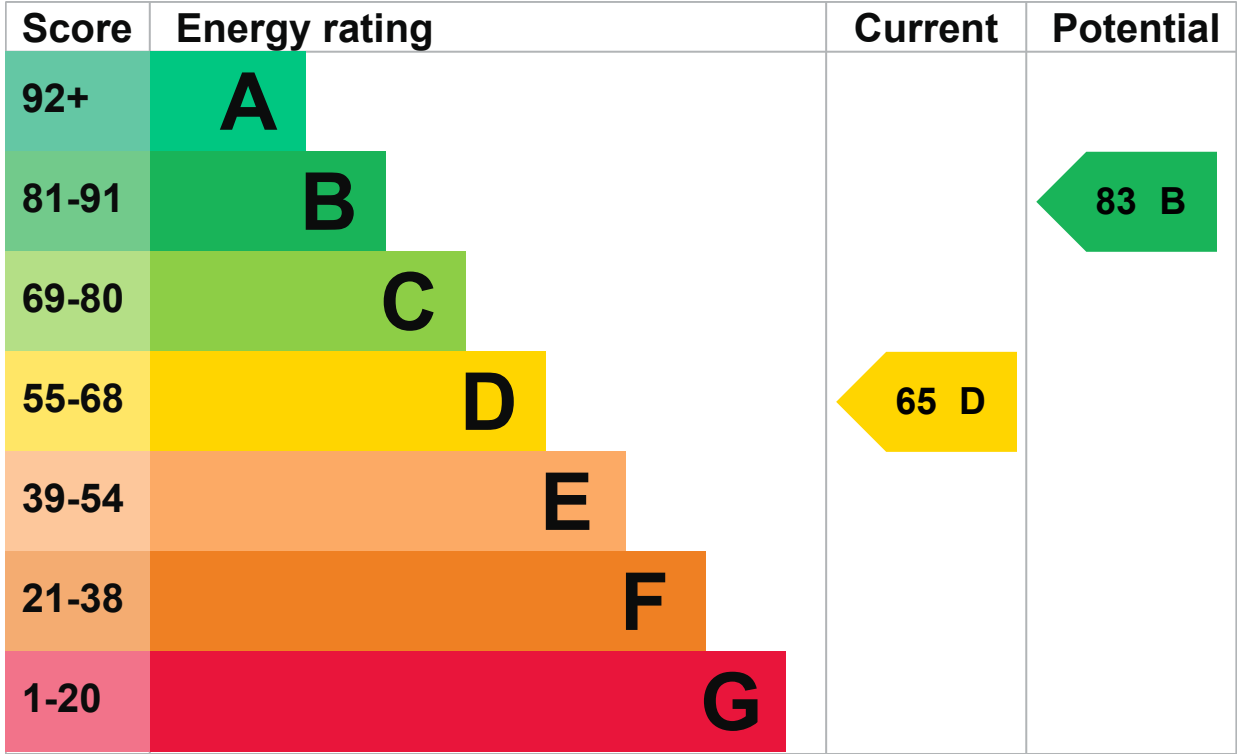
Properties can be let if they have an energy rating from A to E.

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 rating and score**

This property’s current energy rating is D. It has the potential to be B.

[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	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 150 mm loft insulation	Good
Roof	Pitched, limited insulation (assumed)	Very poor
Window	Mostly double glazing	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Good

Feature	Description	Rating
Lighting	Low energy lighting in 53% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

## Primary energy use

The primary energy use for this property per year is 190 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [What is primary energy use?](#)

## Additional information

Additional information about this property:

- Cavity fill is recommended
- Dwelling may be exposed to wind-driven rain

### How this affects your energy bills

An average household would need to spend **£885 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 £252 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2014** when this EPC was created. People living at the property may use different amounts of heating, hot water and lighting.

## Heating this property

Estimated energy needed in this property is:

- 12,029 kWh per year for heating
- 2,256 kWh per year for hot water

## Saving energy by installing insulation

Energy you could save:

- 614 kWh per year from loft insulation
- 2,849 kWh per year from cavity wall insulation

## More ways to save energy

[Find ways to save energy in your home.](#)

### Environmental impact of this property

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

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>

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## This property produces

3.8 tonnes of CO<sub>2</sub>

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## This property's potential production

1.5 tonnes of CO<sub>2</sub>

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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.

## Changes you could make

► [Do I need to follow these steps in order?](#)

### Step 1: Cavity wall insulation

Typical installation cost

£500 - £1,500

Typical yearly saving

£127

Potential rating after completing step 1

70 C

### Step 2: Floor insulation

Typical installation cost

£800 - £1,200

Typical yearly saving

£41

Potential rating after completing steps 1 and 2

71 C

### Step 3: Low energy lighting

Typical installation cost

£35

Typical yearly saving

£24

Potential rating after completing steps 1 to 3

72 C

## Step 4: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

### Typical installation cost

£350 - £450

### Typical yearly saving

£28

### Potential rating after completing steps 1 to 4

73 C

## Step 5: Solar water heating

### Typical installation cost

£4,000 - £6,000

### Typical yearly saving

£33

### Potential rating after completing steps 1 to 5

74 C

## Step 6: Solar photovoltaic panels, 2.5 kWp

### Typical installation cost

£9,000 - £14,000

### Typical yearly saving

£262

### Potential rating after completing steps 1 to 6

83 B

## 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.

## 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

Derek Chant

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### Telephone

01395 516655

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### Email

[derekchant@yahoo.co.uk](mailto:derekchant@yahoo.co.uk)

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## Accreditation scheme contact details

### Accreditation scheme

NHER

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### Assessor ID

NHER003382

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### Telephone

01455 883 250

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### Email

[enquiries@elmhurstenergy.co.uk](mailto:enquiries@elmhurstenergy.co.uk)

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## Assessment details

### Assessor's declaration

No related party

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### Date of assessment

18 June 2014

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## Date of certificate

18 June 2014

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## Type of assessment

► [RdSAP](#)

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## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [dluhc.digital-services@levellingup.gov.uk](mailto:dluhc.digital-services@levellingup.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.