

Energy performance certificate (EPC)

The Old Granary
Christon Road
Loxton
AXBRIDGE
BS26 2XG

Energy rating

E

Valid until: **4 February 2030**

Certificate number: **0546-2875-7529-2800-7845**

Property type

Detached house

Total floor area

181 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 efficiency rating for this property

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

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Sandstone or limestone, as built, no insulation (assumed)	Poor
Wall	Sandstone or limestone, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average
Main heating	Boiler and radiators, oil	Poor
Main heating control	TRVs and bypass	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 43% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	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 250 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Stone walls present, not insulated
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Environmental impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

An average household produces 6 tonnes of CO2

This property produces 11.0 tonnes of CO2

This property's potential production 2.3 tonnes of CO2

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 8.7 tonnes per year. 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.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from E (39) to B (87).

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£45
2. Internal or external wall insulation	£4,000 - £14,000	£463
3. Floor insulation (solid floor)	£4,000 - £6,000	£98
4. Low energy lighting	£40	£50
5. Condensing boiler	£2,200 - £3,000	£271
6. Solar water heating	£4,000 - £6,000	£50
7. Solar photovoltaic panels	£3,500 - £5,500	£356
8. Wind turbine	£15,000 - £25,000	£653

Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022\)](https://www.gov.uk/guidance/check-if-you-may-be-eligible-for-the-boiler-upgrade-scheme-from-april-2022). This will help you buy a more efficient, low carbon heating system for this property.

[Find energy grants and ways to save energy in your home \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency).

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£1989
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Potential saving	£978
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The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you [complete each recommended step in order](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#) (<https://www.gov.uk/improve-energy-efficiency>).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
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Space heating	22372 kWh per year
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Water heating	3498 kWh per year
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Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Loft insulation	730 kWh per year
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Solid wall insulation	6939 kWh per year
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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	Gary Langdale
Telephone	01934 644062
Email	gary@a1-homeinspectors.co.uk

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/018067
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	5 February 2020
Date of certificate	5 February 2020
Type of assessment	RdSAP
