

# Energy performance certificate (EPC)

Mesmear Farm St. Minver WADEBRIDGE PL27 6RA	Energy rating <div>E</div>	Valid until: 22 January 2030
		Certificate number: 9588-5070-6299-4660-6234

Property type

Detached house

Total floor area

249 square metres

Rules on letting this property

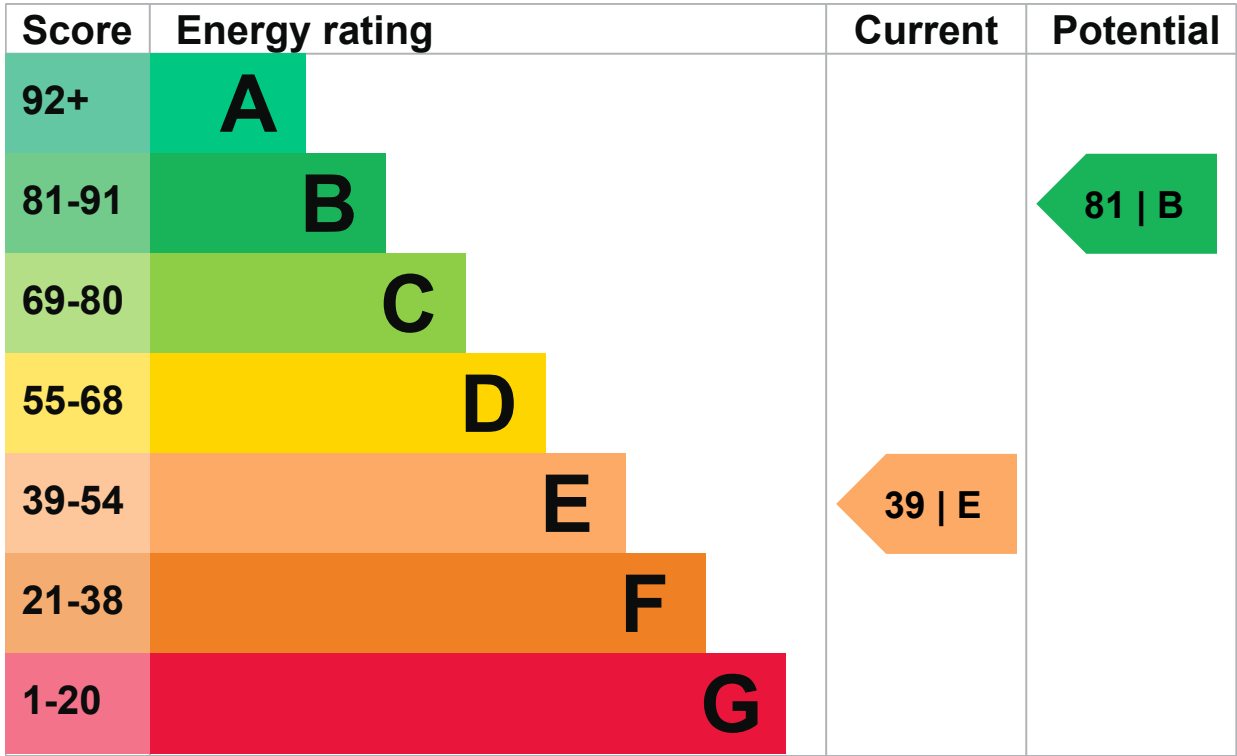
Properties can be let if they have an energy rating from A to E.

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.](#)



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

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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Wall	Timber frame, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good

Feature	Description	Rating
Roof	Pitched, insulated (assumed)	Good
Window	Mostly double glazing	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 28% of fixed outlets	Average
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (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 CO<sub>2</sub>. 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 221 kilowatt hours per square metre (kWh/m<sup>2</sup>).

► [What is primary energy use?](#)

## Additional information

Additional information about this property:

- Stone walls present, not insulated
- Dwelling may be exposed to wind-driven rain

### Environmental impact of this property

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

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>

### This property produces

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

## This property's potential production

3.9 tonnes of CO2

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You could improve this property's CO2 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.

**Improve this property's energy rating**

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

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## Step 1: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£728

Potential rating after completing step 1

58 | D

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## Step 2: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£71

Potential rating after completing steps 1 and 2

60 | D

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## Step 3: Low energy lighting

Typical installation cost

£65

Typical yearly saving

£77

Potential rating after completing steps 1 to 3

61 | D

## Step 4: Replace boiler with new condensing boiler

### Typical installation cost

£2,200 - £3,000

### Typical yearly saving

£175

### Potential rating after completing steps 1 to 4

66 | D

## Step 5: Solar water heating

### Typical installation cost

£4,000 - £6,000

### Typical yearly saving

£56

### Potential rating after completing steps 1 to 5

67 | D

## Step 6: Solar photovoltaic panels, 2.5 kWp

### Typical installation cost

£3,500 - £5,500

### Typical yearly saving

£353

### Potential rating after completing steps 1 to 6

72 | C

## Step 7: Wind turbine

### Typical installation cost

£15,000 - £25,000

## Typical yearly saving

£653

## Potential rating after completing steps 1 to 7

81 | 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.

### Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

### Estimated yearly energy cost for this property

£2394

### Potential saving if you complete every step in order

£1106

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.

## 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	32820 kWh per year
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Water heating	3028 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	1278 kWh per year
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Solid wall insulation	12513 kWh per year
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## Saving energy in this property

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

### 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

Andrew Daniell

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### Telephone

01637 621728

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### Email

[info@pbpproperty.com](mailto:info@pbpproperty.com)

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## Accreditation scheme contact details

### Accreditation scheme

Elmhurst Energy Systems Ltd

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### Assessor ID

EES/005411

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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 January 2020

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**Date of certificate**23 January 2020

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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).

**Certificate number**[0543-1869-6749-0698-0071 \(/energy-certificate/0543-1869-6749-0698-0071\)](#)**Expired on**13 April 2018

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