Energy performance certificate (EPC)

Wheatfield Paddocks Watery Lane MONMOUTH NP25 5AT Energy rating

Valid until: 8 May 2034

Certificate number: 5708-1334-5002-1305-3006

Property type Detached house

Total floor area 121 square metres

Rules on letting this property

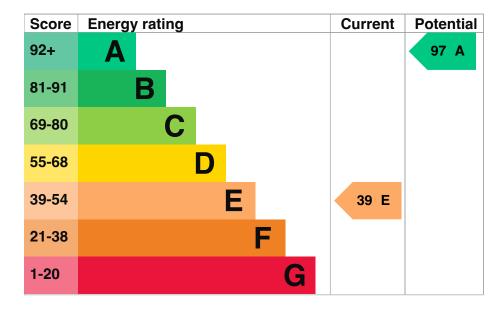
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

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

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	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 150 mm loft insulation	Good
Roof	Flat, limited insulation (assumed)	Very poor
Window	Fully double glazed	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 41% of fixed outlets	Average
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 285 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- · Cavity fill is recommended
- · Stone walls present, not insulated
- · Dwelling may have narrow cavities

How this affects your energy bills

An average household would need to spend £2,416 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 £1,263 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** 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:

- 19,748 kWh per year for heating
- · 2,965 kWh per year for hot water

Impact on the environment

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

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

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	9.0 tonnes of CO2
This property's potential production	1.2 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. Flat roof or sloping ceiling insulation	£850 - £1,500	£102
2. Cavity wall insulation	£500 - £1,500	£67
3. Internal or external wall insulation	£4,000 - £14,000	£594

4. Floor insulation (suspended floor)	£800 - £1,200	£105
5. Floor insulation (solid floor)	£4,000 - £6,000	£52
6. Low energy lighting	£50	£87
7. Condensing boiler	£2,200 - £3,000	£184
8. Solar water heating	£4,000 - £6,000	£73
9. Solar photovoltaic panels	£3,500 - £5,500	£677
10. Wind turbine	£15,000 - £25,000	£1,313

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.

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency

Who to contact about this certificate

Contacting the assessor

Accreditation scheme

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Daniel Powis
Telephone	07986536866
Email	dan@forrestsurveys.com

Contacting the accreditation scheme

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

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No related party	
3 May 2024	
9 May 2024	
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	QUID210600 01225 667 570 info@quidos.co.uk No related party 3 May 2024 9 May 2024

Quidos Limited