Energy performance certificate (EPC)			
14 St. Matthews Road WINCHESTER SO22 6BT	Energy rating	Valid until:	2 April 2035
		Certificate number:	0528-3048-9204-9375-6200
Property type	0	Detached bungalow	
Total floor area	97 square metres		

Rules on letting this property

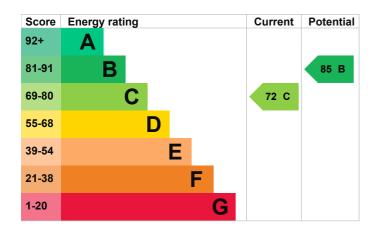
Properties can be let if they have an energy rating from A to E.

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 C. 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, filled cavity	Average
Wall	Cavity wall, as built, insulated (assumed)	Very good
Roof	Pitched, 200 mm loft insulation	Good
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 67% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 177 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£987 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 £153 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:

- 9,012 kWh per year for heating
- 2,059 kWh per year for hot water

Impact on the environment

nment	This property produces	3.0 tonnes of CO2
l impact rating is C. It	This property's potential production	1.5 tonnes of CO2
		5
	average occupancy and ener	gy use. People living at
6 tonnes of CO2	the property may use different amounts of ener	nt amounts of energy.
	l impact rating is C. It (best) to G (worst) on D2) they produce each	I impact rating is C. It This property's potential production A (best) to G (worst) on D2) they produce each You could improve this proper making the suggested chang protect the environment. This property's potential production You could improve this proper making the suggested chang protect the environment. These ratings are based on a average occupancy and ener the property may use different to property may use different t

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£80
2. Low energy lighting	£20	£28
3. Solar water heating	£4,000 - £6,000	£45
4. Solar photovoltaic panels	£3,500 - £5,500	£461

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:

• Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)

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	Rhiannon Weatherill
Telephone	07557 948 530
Email	zoe@emzo-marketing.co.uk

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/022329
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	2 April 2025
Date of certificate	3 April 2025
Type of assessment	RdSAP