Energy performance certificate (EPC)				
4 Augusta Court Market Street EXETER EX1 1DL	Energy rating	Valid until:	14 May 2029	
		Certificate number:	9258-5088-6235-5291-1930	
Property type Ground-floor flat				
Total floor area	69 square metres			

## Rules on letting this property

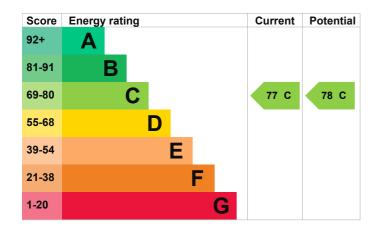
Properties can be let if they have an energy rating from A to E.

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 C.

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 67% of fixed outlets	Good
Roof	(another dwelling above)	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 132 kilowatt hours per square metre (kWh/m2).

### How this affects your energy bills

An average household would need to spend **£427 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 £17 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** 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:

- 3,186 kWh per year for heating
- 1,819 kWh per year for hot water

#### Impact on the environment This property produces 1.6 tonnes of CO2 This property's potential 1.5 tonnes of CO2 This property's environmental impact rating is C. It production has the potential to be C. Properties get a rating from A (best) to G (worst) on You could improve this property's CO2 emissions by how much carbon dioxide (CO2) they produce each making the suggested changes. This will help to year. protect the environment. These ratings are based on assumptions about **Carbon emissions** average occupancy and energy use. People living at the property may use different amounts of energy. An average household 6 tonnes of CO2 produces

# Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£20	£17

### 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	Robert Murch
Telephone	07578831277
Email	robhmurch@hotmail.com

#### Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO003214
Telephone	0330 124 9660
Email	certification@stroma.com

### About this assessment

Assessor's declaration	No related party
Date of assessment	15 May 2019
Date of certificate	15 May 2019
Type of assessment	RdSAP