

Energy performance certificate (EPC)

3 Fore Street
CHULMLEIGH
EX18 7BR

Energy rating

E

Valid until: **19 December 2032**

Certificate
number: **0290-2677-4222-1028-1923**

Property type

Mid-terrace house

Total floor area

136 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 c
55-68	D		
39-54	E	53 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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Roof	Roof room(s), insulated	Good
Window	Mostly double glazing	Average

Feature	Description	Rating
Main heating	Electric storage heaters	Average
Main heating	Electric underfloor heating	Average
Main heating control	Manual charge control	Poor
Main heating control	Time and temperature zone control	Very good
Hot water	Electric immersion, off-peak	Very poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 392 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Additional information

Additional information about this property:

- Stone walls present, not insulated

Environmental impact of this property

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

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

9.0 tonnes of CO₂

This property's potential production

5.3 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 3.7 tonnes per year. This will help to protect the environment.

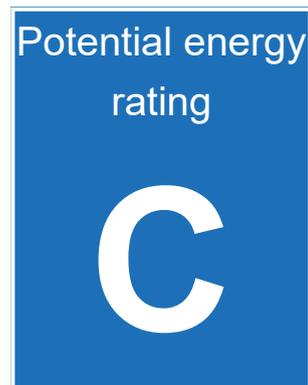
Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

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 (53) to C (79).

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



Step 1: Flat roof or sloping ceiling insulation

Typical installation cost

£850 - £1,500

Typical yearly saving

£54

Potential rating after completing step 1

54 | E

Step 2: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£387

Potential rating after completing steps 1 and 2

62 | D

Step 3: Floor insulation (suspended floor)

Typical installation cost

£800 - £1,200

Typical yearly saving

£54

Potential rating after completing steps 1 to 3

Step 4: High heat retention storage heaters

Typical installation cost

£2,000 - £3,000

Typical yearly saving

£385

Potential rating after completing steps 1 to 4

71 | C

Step 5: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£3,500 - £5,500

Typical yearly saving

£395

Potential rating after completing steps 1 to 5

79 | C

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.

Estimated energy use and potential savings

Estimated yearly energy cost for this property

£2282

Potential saving

£880

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](#).

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

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
Space heating	14747 kWh per year
Water heating	2160 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Solid wall insulation	3195 kWh per year

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

Ben Marsh

Telephone

01288358222

Email

info@energyperformanceservices.co.uk

Accreditation scheme contact details

Accreditation scheme

Stroma Certification Ltd

Assessor ID

STRO005374

Telephone

0330 124 9660

Email

certification@stroma.com

Assessment details**Assessor's declaration**

No related party

Date of assessment

23 November 2022

Date of certificate

20 December 2022

Type of assessment

▶ [RdSAP](#)

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 or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

[0988-0011-6235-4861-1924 \(/energy-certificate/0988-0011-6235-4861-1924\)](/energy-certificate/0988-0011-6235-4861-1924)

Valid until

9 May 2029

Certificate number

[9668-0011-6235-4668-1024 \(/energy-certificate/9668-0011-6235-4668-1024\)](/energy-certificate/9668-0011-6235-4668-1024)

Expired on

15 May 2018
