Energy performance certificate (EPC)			
33 Blenheim Way MORETON-IN-MARSH	Energy rating	Valid until:	2 February 2035
GL56 9NA	C	Certificate number:	7600-3373-0822-8403-3253
Property type	C	Detached house	
Total floor area	129 square metres		

Rules on letting this property

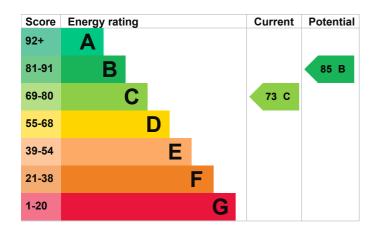
Properties can be let if they have an energy rating from A to E.

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.

<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
Wall	Timber frame, as built, insulated (assumed)	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 all fixed outlets	Very good
Floor	Suspended, insulated (assumed)	N/A
Floor	To unheated space, 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 CO2. 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 165 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£1,246 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 £165 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:

- 9,496 kWh per year for heating
- 2,736 kWh per year for hot water

Impact on the environment

This property's potential 1.9 tonnes of CO production	
You could improve this property's CO2 emissions I 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	
the property may use different amounts of energy.	

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Condensing boiler	£2,200 - £3,000	£96
2. Solar water heating	£4,000 - £6,000	£68
3. Solar photovoltaic panels	£3,500 - £5,500	£446

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: <u>Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)</u>

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	James Goodman
Telephone	07985496105
Email	idlovetolivehereltd@gmail.com

Contacting the accreditation scheme

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

Assessor's ID EES/004518 Telephone 01455 883 250	
Telephone 01/155 883 250	
1400 000 200	
Email <u>enquiries@elmhurstenergy.co.uk</u>	

About this assessment

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