Energy performance certificate (EPC)

6, Maryland Avenue
Tisbury
SALISBURY
SP3 6GY

Energy rating
C

Valid until: 16 August 2025

Certificate number: 8309-8433-8339-9297-0853
number:

Property type

Detached house

Total floor area

140 square metres

Rules on letting this property

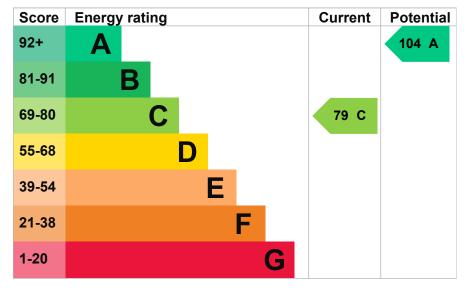
Properties can be let if they have an energy rating from A to E.

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-quidance).

Energy rating and score

This property's current energy rating is C. 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

 Walls
 Average thermal transmittance 0.26 W/m²K
 Very good

Reafure	Prescriptinermal transmittance 0.11 W/m²K	Ratijng od
Floor	Average thermal transmittance 0.21 W/m²K	Good
Windows	Fully double glazed	Good
Main heating	Air source heat pump, radiators, electric	Very good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 4.8 m³/h.m² (as tested)	Good
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
- · Air source heat pump

Primary energy use

The primary energy use for this property per year is 105 kilowatt hours per square metre (kWh/m2).

About primary energy use

How this affects your energy bills

An average household would need to spend £718 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 £102 per year if you complete the suggested steps for improving this property's energy rating.

This is based on average costs in 2015 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:

- 9,129 kWh per year for heating
- 2,257 kWh per year for hot water

Impact on the environment

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

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

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces

2.4 tonnes of CO2

This property's potential production

-0.8 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.

▶ Do I need to follow these steps in order?

Step 1: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£102

Potential rating after completing step 1



Step 2: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£5,000 - £8,000

Typical yearly saving

£284

Potential rating after completing steps 1 and 2



Step 3: Wind turbine

Typical installation cost

£15,000 - £25,000

Typical yearly saving

£538

Potential rating after completing steps 1 to 3



Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme). 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.

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

Paul Goodhand

Telephone

Email

wessex.energy@dial.pipex.com

Contacting the accreditation scheme

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

Accreditation scheme

NHER

Assessor's ID

NHER003876

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

17 August 2015

Date of certificate

17 August 2015

Type of assessment



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 <u>dluhc.digital-services@levellingup.gov.uk</u> or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

0039-3830-7228-9425-3371 (/energy-certificate/0039-3830-7228-9425-3371)

Valid until

19 February 2025

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