Energy performance certificate (EPC)			
9 Jubilee Close TEIGNMOUTH TQ14 8GF	Energy rating	Valid until:	23 June 2035
		Certificate number:	3435-4926-5500-0680- 1222
Property type	N	lid-terrace house	
Total floor area	7	5 square metres	

# **Rules on letting this property**

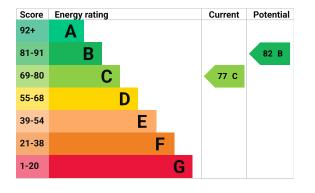
Properties can be let if they have an energy rating from A to E.

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, as built, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Room thermostat and TRVs	Average
Hot water	From main system	Good
Lighting	Excellent lighting efficiency	Very good
Floor	Suspended, insulated (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

#### Primary energy use

The primary energy use for this property per year is 108 kilowatt hours per square metre (kWh/m2).

### Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

Find out how to get a smart meter (https://www.smartenergygb.org/)

### How this affects your energy bills

An average household would need to spend **£628 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 £0 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:

- 3,197 kWh per year for heating
- 2,521 kWh per year for hot water

Impact on the en	vironment	This property produces	1.4 tonnes of CO2
This property's environ rating is B. It has the p	•	This property's potential production	1.3 tonnes of CO2
Properties get a rating G (worst) on how muc (CO2) they produce ea <b>Carbon emissions</b>	h carbon dioxide	emissions by mak	e this property's CO2 sing the suggested help to protect the
An average household produces	6 tonnes of CO2	These ratings are assumptions about occupancy and en living at the prope amounts of energ	ut average lergy use. People rty may use different

# Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Solar photovoltaic panels	£8,000 - £10,000	£212

#### Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energyefficiency)

### 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	Nicholas Hodgson
Telephone	07767416808
Email	epcdevon808@gmail.com

### 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/026668
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk
About this assessment	No related party

Assessor's declaration	No related party
Date of assessment	20 June 2025
Date of certificate	24 June 2025
Type of assessment	RdSAP