

Energy performance certificate (EPC)

Little Portion
Beercrocombe
TAUNTON
TA3 6AG

Energy rating

E

Valid until: 8 February 2032

Certificate number: 2948-0003-6209-0852-0204

Property type

Detached house

Total floor area

283 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 D.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	42 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
Wall	Cavity wall, as built, insulated (assumed)	Very good
Wall	Solid brick, as built, no insulation (assumed)	Poor
Roof	Thatched, with additional insulation	Good
Roof	Pitched, 400 mm loft insulation	Very good
Roof	Pitched, insulated (assumed)	Good
Window	Partial double glazing	Average
Main heating	Air source heat pump, underfloor, electric	Good
Main heating	Room heaters, electric	Very poor
Main heating control	Time and temperature zone control	Very good
Main heating control	Programmer and appliance thermostats	Good
Hot water	From main system	Very poor
Lighting	Low energy lighting in 53% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Floor	To unheated space, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	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:

- Air source heat pump
- Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 261 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- PVs or wind turbine present on the property (England, Wales or Scotland)

The assessment does not include any feed-in tariffs that may be applicable to this property.

- Stone walls present, not insulated

Environmental impact of this property

This property produces 13.0 tonnes of CO2

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

This property's potential production 6.9 tonnes of CO2

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 6.1 tonnes per year. This will help to protect the environment.

Properties with an A rating produce less CO2 than G rated properties.

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.

An average household produces 6 tonnes of CO2

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from E (42) to D (67).

Recommendation	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£1,319
2. Floor insulation (suspended floor)	£800 - £1,200	£124
3. Floor insulation (solid floor)	£4,000 - £6,000	£113
4. Draught proofing	£80 - £120	£40
5. Low energy lighting	£90	£43
6. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£125

Paying for energy improvements

[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£4409
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Potential saving	£1764
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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 estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#) (<https://www.simpleenergyadvice.org.uk/>).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Space heating	35354 kWh per year
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Water heating	3046 kWh per year
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Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Solid wall insulation	12882 kWh per year
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You might be able to receive [Renewable Heat Incentive payments](#) (<https://www.gov.uk/domestic-renewable-heat-incentive>). This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat. The estimated energy required for space and water heating will form the basis of the payments.

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	Hannah Nicholls
Telephone	01823661144
Email	hannahnicholls79@icloud.com

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO034637
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Assessor's declaration	No related party
Date of assessment	24 January 2022
Date of certificate	9 February 2022
Type of assessment	RdSAP
