Energy performance certificate (EPC)			
53 Thornhill BANBRIDGE	Energy rating	Valid until:	1 June 2035
BT32 4LT	C	Certificate number:	0370-2912-5560-2105-5131
Property type Detached house			
Total floor area	142 square metres		

Energy rating and score

This property's energy rating is C. It has the potential to be C.

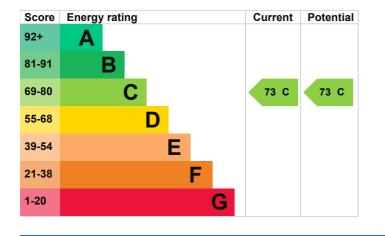
See how to improve this property's energy efficiency.

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 Northern Ireland:

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
Roof	Roof room(s), ceiling insulated	Good
Window	Fully double glazed	Average
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	Solid, limited insulation (assumed)	N/A
Floor	To unheated space, limited insulation (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 170 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend **£1,417 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.

Impact on the environment

nment	This property produces	3.9 tonnes of CO2	
impact rating is C. It	This property's potential production	3.9 tonnes of CO2	
		, , , , , , , , , , , , , , , , , , ,	
Carbon emissions		These ratings are based on assumptions about average occupancy and energy use. People living at	
6 tonnes of CO2	the property may use different amounts of ene	nt amounts of energy.	
	impact rating is C. It (best) to G (worst) on D2) they produce each	impact rating is C. ItThis property's potential production(best) to G (worst) on D2) they produce eachYou could improve this proper making the suggested chang protect the environment.These ratings are based on a average occupancy and ener the property may use different	

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Solar photovoltaic panels	£3,500 - £5,500	£411

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	John Mullan
Telephone	07876702698
Email	johnnymullan@hotmail.co.uk

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/020520
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Date of assessment2 June 2025Date of certificate2 June 2025Type of assessmentD 104 D	Assessor's declaration	No related party
	Date of assessment	2 June 2025
	Date of certificate	2 June 2025
RdSAP	Type of assessment	RdSAP