Energy performance certificate (EPC)

22, Breesy View Commons, Belleek ENNISKILLEN BT93 3BA

Energy rating

Valid until: 22 February 2027

Certificate

9893-0932-6770-7947-

number: **3926**

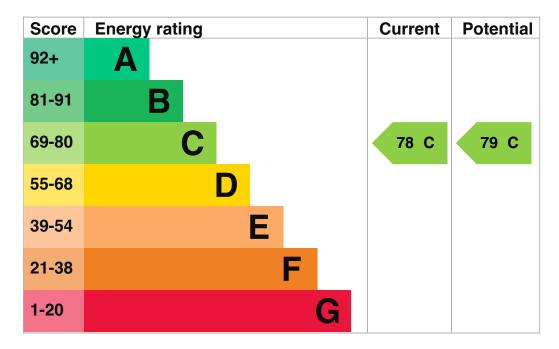
Property type Detached house

Total floor area 109 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
Walls	Average thermal transmittance 0.32 W/m²K	Good
Roof	Average thermal transmittance 0.10 W/m²K	Very good
Floor	Average thermal transmittance 0.16 W/m²K	Very good
Windows	Fully double glazed	Good
Main heating	Boiler and radiators, oil	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Average
Lighting	Low energy lighting in 42% of fixed outlets	Average
Air tightness	Air permeability 4.2 m³/h.m² (as tested)	Good
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 124 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £574 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 £35 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2017** 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

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

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

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	3.2 tonnes of CO2
This property's potential production	3.1 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.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£35	£34
2. Solar water heating	£4,000 - £6,000	£42
3. Solar photovoltaic panels	£9,000 - £14,000	£267

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 Colin Lindsay
Telephone 08700 850490

Email enquiries@elmhurstenergy.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/004900 Telephone 01455 883 250

Email enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration No related party
Date of assessment 23 February 2017
Date of certificate 23 February 2017

Type of assessment SAP