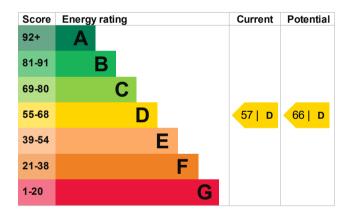
Energy performance certificate (EPC)				
75 Derrynacross Road Fassagh Belleek ENNISKILLEN BT93 3BD	Energy rating	Valid until: Certificate number:	4 February 2032 8800-2772-0522-9102-0223	
Property type		Detached bung	alow	
Total floor area		116 square me	tres	

Energy efficiency rating for this property

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

<u>See how to improve this property's energy</u> performance.



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 Northern Ireland:

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	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 100 mm loft insulation	Average
Window	Mostly double glazing	Average
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 69% of fixed outlets	Good
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, coal	N/A

Primary energy use

The primary energy use for this property per year is 228 kilowatt hours per square metre (kWh/m2).

Environmental imp property	act of this	This property produces	7.4 tonnes of CO2
This property's current environmental impact rating is E. It has the potential to be E. Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.		This property's potential production	6.0 tonnes of CO2
		By making the <u>recommended changes</u> , you could reduce this property's CO2 emissions by 1.4 tonnes per year. This will help to protect the environment.	
Properties with an A rating	produce less CO2		
than G rated properties. An average household	6 tonnes of CO2	Environmental impact ratin assumptions about average energy use. They may not	e occupancy and
produces		consumed by the people living at the property.	

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 D (57) to D (66).

Recommendation	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£81
2. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£9
3. Low energy lighting	£20	£24
4. Condensing boiler	£2,200 - £3,000	£93
5. Solar water heating	£4,000 - £6,000	£41
6. Solar photovoltaic panels	£3,500 - £5,500	£319
7. Wind turbine	£15,000 - £25,000	£695

Paying for energy improvements

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

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£1075
Potential saving	£207

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 <u>how to improve this</u> <u>property's energy performance</u>.

Heating use in this property

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

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

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	
Telephone	
Email	

Patrick Maguire 07800566263 patepc@live.com

Accreditation scheme contact details

Accreditation scheme Assessor ID Telephone Email

Assessment details

Assessor's declaration Date of assessment Date of certificate

Type of assessment

Stroma Certification Ltd STRO002691 0330 124 9660 certification@stroma.com

No related party 3 February 2022 5 February 2022 RdSAP