Energy performance certificate (EPC)

95, Tullyreagh Road Bohulkin, Tempo ENNISKILLEN BT94 3PB	Energy rating	Valid until:	14 September 2027
		Certificate number:	9079-8093-0211-7803-0980

Property type

Detached house

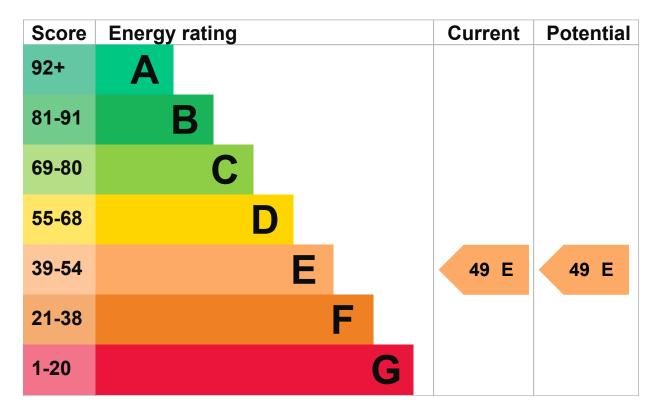
Total floor area

153 square metres

Energy rating and score

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

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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 250 mm loft insulation	Good
Roof	Pitched, insulated (assumed)	Good
Window	Fully triple glazed	Good
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
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 246 kilowatt hours per square metre (kWh/m2).

About primary energy use

Additional information

Additional information about this property:

Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend £1,414 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 2017** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Environmental impact of this property

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

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

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces

11.0 tonnes of CO2

This property's potential production

11.0 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.

▶ Do I need to follow these steps in order?

Step 1: Floor insulation (solid floor)

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£60

Potential rating after completing step 1

51 E

Step 2: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£55

Potential rating after completing steps 1 and 2

54 E

Step 3: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£405

Potential rating after completing steps 1 to 3

68 D

Step 4: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£5,000 - £8,000

Typical yearly saving

£258

Potential rating after completing steps 1 to 4

75 C

Step 5: Wind turbine

Typical installation cost

£15,000 - £25,000

Typical yearly saving

£561

Potential rating after completing steps 1 to 5

89 B

Help paying for energy improvements

You might be able to get a grant from the <u>Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme)</u>. This will help you buy a more efficient, low carbon heating system for this property.

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

Nigel Watson

Telephone

07784192417

Email

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme

NHER

Assessor's ID

NHER005493

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration

No related party

Date of assessment

13 September 2017

Date of certificate

15 September 2017

Type of assessment



RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.