Energy performance certificate (EPC)

23, Thornhill Park MAGHERAFELT BT45 5JQ Energy rating

Valid until: 30 May 2028

Certificate number:

9288-0125-7030-6055-7922

Property type

Total floor area

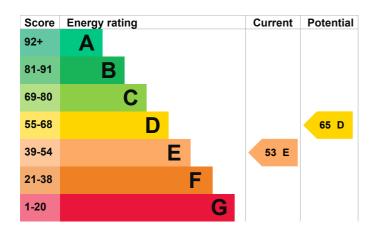
Semi-detached house

94 square metres

Energy rating and score

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

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
Roof	Pitched, insulated (assumed)	Average
Roof	Roof room(s), insulated	Good
Window	Fully double glazed	Average
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
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 248 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £871 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 £201 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2018** 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 E. It has the potential to be D.

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

This property produces	5.8 tonnes of CO2
This property's potential production	4.3 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.

Carbon emissions

An average household produces

6 tonnes of CO2

Steps you could take to save energy

Typical installation cost	Typical yearly saving
£200 - £400	£17
£350 - £450	£48
£2,200 - £3,000	£93
£1,000 - £1,400	£43
£4,000 - £6,000	£51
£4,000 - £6,000	£35
£5,000 - £8,000	£270
	£200 - £400 £350 - £450 £2,200 - £3,000 £1,000 - £1,400 £4,000 - £6,000

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	Shaun Burns
Telephone	0845 0946261
Email	info@smartpropertymarketing.com

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/005828	
Telephone	01455 883 250	
Email	enquiries@elmhurstenergy.co.uk	
About this assessment		
Assessor's declaration	Owner or Director of the organisation dealing with the	
	property transaction	
Date of assessment	25 May 2018	
Date of certificate	31 May 2018	
Type of assessment		