

Energy performance certificate (EPC)

63 Energy Valid
Princetown rating until:**September**
Road **2033**

BANGOR
BT20 3TD **E**

Certi**2981-**
num**0051-**
4281-
3297-
9214

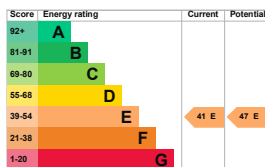
Property Semi-detached house
type

Total 212 square metres
floor area

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	Solid brick, as built, no insulation (assumed)	Poor
Roof	Pitched, 100 mm loft insulation	Average
Roof	Roof room(s), insulated	Average
Window	Mostly double glazing	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 29% of fixed outlets	Average
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	Room heaters, LPG	N/A

Primary energy use

The primary energy use for this property per year is 281 kilowatt

hours per square metre
(kWh/m²).

How this affects your energy bills

An average household would need to spend **£5,071 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 £566 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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 current environmental impact rating is E. It has the potential to be E.

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 UK household produces

This property typically produces

This property's potential production

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.

Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Low energy lighting	£60	£135
2. Room-in-roof insulation	£1,500 - £2,700	£139
3. Floor insulation (suspended floor)	£800 - £1,200	£293
4. Internal or external wall insulation	£4,000 - £14,000	£968
5. Solar photovoltaic panels	£3,500 - £5,500	£670

Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme](https://www.gov.uk/apply-boiler-upgrade-scheme) (<https://www.gov.uk/apply-boiler-upgrade-scheme>). 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	Patricia Best
Telephone	07788108883
Email	patricia@bestpro

Contacting the accreditation scheme

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

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO032003
Telephone	0330 124 9660
Email	certification@stroma

About this assessment

Assessor's declaration	No related party
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Date of assessment	28 September 2023
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Date of certificate	29 September 2023
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Type of assessment	RdSAP
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