

Energy performance certificate (EPC)

2 Energy rating Valid until: **12 April 2036**

Greenawell Close
North Bovey
NEWTON
ABBOT
TQ13 8RU

D

Certificate number: **5100-3001-0222-6699-3463**

Property type Semi-detached house

Total floor area 106 square metres

Rules on letting this property

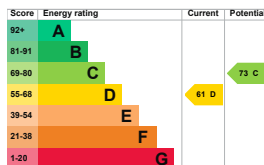
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. 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 England and Wales:

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, partial insulation (assumed)	Average
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 400+ mm loft insulation	Very good
Roof	Pitched, insulated (assumed)	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	Average
Lighting	Good lighting efficiency	Good
Floor	Solid, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Room heaters, wood logs	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO₂. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass secondary heating
- Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 193 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- PVs or wind turbine present on the property (England, Wales or Scotland)

The assessment does not include any feed-in tariffs that may be applicable to this property.

- Cavity fill is recommended
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Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter](#)

[\(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend **£1,354 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 £365 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 11,343 kWh per year for heating
- 3,180 kWh per year for hot water

Impact on the environment

This property produces

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's potential production

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment

Carbon emissions

An average household produces

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. Cavity wall insulation	£900 - £1,500	£166
2. Floor insulation (solid floor)	£5,000 - £10,000	£103
3. Heating controls (room thermostat)	£220 - £250	£59
4. Solar water heating	£4,000 - £7,000	£39

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: [Warm Homes Local Grant \(www.gov.uk/apply-warm-homes-local-grant\)](https://www.gov.uk/apply-warm-homes-local-grant)

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme)
 - Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](https://www.gov.uk/energy-company-obligation)
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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	Thomas Snowdon
Telephone	01189770690
Email	epc@nichecom.

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/032689
Telephone	01455 883 250
Email	enquiries@elmh

About this assessment

Assessor's declaration	No related party
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Date of assessment	10 April 2026
Date of certificate	13 April 2026
Type of assessment	RdSAP RdSAP (Reduced data Standard Assessment Procedure) is a method used to assess and compare the energy and environmental performance of property in the UK. It uses a site visit and survey of property to calculate energy performance. This type of assessment can be carried out on properties built before April 2008 in England and Wales, and 30 September 2008 in Northern Ireland. It can also be used for newer

properties
