

Energy performance certificate (EPC)

43 Coxs
End
Over

CAMBRIDGE
CB24 5TY

Energy Valid
rating until:
15
May
2032

D

Certi
num
~~0390-~~
~~2652-~~
0150-
2292-
2611

Property type
Detached house

Total floor area
104 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered.

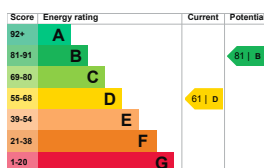
You can read [guidance for landlords on the regulations and exemptions](#)

(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

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

[See how to improve this property's energy 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 England and Wales:

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, partial insulation (assumed)	Average
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Roof	Pitched, insulated (assumed)	Average
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good

Feature	Description	Rating
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, limited insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 268 kilowatt hours per square metre (kWh/m²).

Additional information

Additional information about this property:

- Cavity fill is recommended
-

Environment impact of this property

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

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G

rated properties.

An average UK household produces

This property produces

This property's potential production

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 2.7 tonnes per year. This will help to protect the environment

Environmental impact ratings are based on assumptions about average occupancy and energy

use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (61) to B (81).

Step	Typical installation cost	Typical yearly saving
1. Cavity wall insulation	£500 - £1,500	£117
2. Floor insulation (suspended floor)	£800 - £1,200	£44
3. Condensing boiler	£2,200 - £3,000	£83
4. Solar water heating	£4,000 - £6,000	£36
5. Solar photovoltaic panels	£3,500 - £5,500	£357

Step	Typical installation cost	Typical yearly saving
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Paying for energy improvements

[Find energy grants and ways to save energy in your home.](#)

[\(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

Estimated energy use and potential savings

Estimated £981
yearly
energy
cost for
this
property

Potential £280
saving

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 potential saving shows how much money you could save if you [complete each recommend step in order.](#)

For advice on how to reduce your energy bills visit [Simple Energy Advice](#) (<https://www.si>

Heating use in this property

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

Estimated energy used to heat this property

Type of heating	Estimated energy used
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Space heating	12245 kWh per year
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Water heating	2927 kWh per year
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Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
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Loft insulation	220 kWh per year
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Cavity wall insulation	2306 kWh per year
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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	Nicola Levitt
Telephone	07887397014
Email	nicola@planitenergy.com

Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/024775
Telephone	01455 883 250
Email	enquiries@elmh

Assessment details

Assessor's declaration	No related party
Date of assessment	12 May 2022
Date of certificate	16 May 2022
Type of assessment	<p>RdSAP</p> <p>RdSAP (Reduced data Standard Assessment Procedure) a method used to assess and compare the energy and environmental performance of properties in the UK. It uses a site visit and survey of the property to calculate energy performance</p>

This type of
