Energy performance certificate (EPC)

24 Walnut Road
LARNE
BT40 2WD

Energy rating
Valid until:

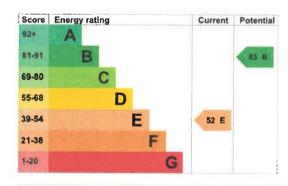
Certificate number: 7007-4505-1102-0426-8302

Property type Semi-detached bungalow
Total floor area 57 square metres

Energy rating and score

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

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, insufated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Poor
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Poor
Lighting	Excellent lighting efficiency	Very good
Floor	Suspended, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 333 kilowatt hours per square metre (kWh/m2).

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/)

How this affects your energy bills

An average household would need to spend £1,344 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 £523 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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:

- 7,301 kWh per year for heating
- 2,636 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is E. It has the potential to be ${\sf D}.$

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

Carbon emissions

An average household produces

6 tonnes of CO2

This property produces	4.7 tonnes of CO2
This property's potential production	2.5 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.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Add additional 80 mm jacket to hot water cylinder	£20 - £40	£19
2. Draught proofing	£150 - £250	£78
3. Heating controls (TRVs)	£220 - £250	£46
4. Condensing boiler	£2,200 - £3,500	£351
5. Solar water heating	£4,000 - £7,000	£29
6. Solar photovoltaic panels	£8,000 - £10,000	£238

Who to contact about this certificate

Contacting the assessor

Type of assessment

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Oliver Clark
Telephone	07951464282
Email	oliverclark105@outlook.com

Contacting the accreditation scheme

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

Accreditation scheme	Quidos Limited
Assessor's ID	QUID210128
Telephone	01225 667 570
Email	info@quidos.co.uk
About this assessment	
Assessor's declaration	No related party
Date of assessment	20 June 2025
Date of certificate	21 June 2025

RdSAP