

# Energy performance certificate (EPC)

35 Watersedge  
Sligo Road  
Coles Hill  
ENNISKILLEN  
BT74 7NY

Energy rating

C

Valid until:

31 January 2027

Certificate  
number:

9323-0932-6340-9949-  
2902

Property type

Mid-floor flat

Total floor area

101 square metres

## Energy rating and score

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

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 78 C    | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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    |
|----------------------|---|-----------|
| Walls                | Average thermal transmittance 0.30 W/m <sup>2</sup> K             | Good      |
| Windows              | Fully double glazed   | Very good |
| Main heating         | Boiler and radiators, LPG   | Average   |
| Main heating control | Time and temperature zone control                                 | Very good |
| Hot water            | From main system  | Poor      |
| Lighting             | Low energy lighting in 75% of fixed outlets                       | Very good |
| Air tightness        | Air permeability 3.6 m <sup>3</sup> /h.m <sup>2</sup> (as tested) | Good      |
| Roof                 | (other premises above)  | N/A       |
| Floor                | (other premises below)  | N/A       |
| Secondary heating    | None  | N/A       |

### Primary energy use

The primary energy use for this property per year is 80 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## How this affects your energy bills

An average household would need to spend **£572 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 £15 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2017** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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## Impact on the environment

This property's environmental impact rating is B. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

### Carbon emissions

|                               |                             |
|-------------------------------|-----------------------------|
| An average household produces | 6 tonnes of CO <sub>2</sub> |
|-------------------------------|-----------------------------|

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|                        |                               |
|------------------------|-------------------------------|
| This property produces | 1.8 tonnes of CO <sub>2</sub> |
|------------------------|-------------------------------|

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|                                      |                               |
|--------------------------------------|-------------------------------|
| This property's potential production | 1.7 tonnes of CO <sub>2</sub> |
|--------------------------------------|-------------------------------|

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You could improve this property's CO<sub>2</sub> 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.

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## Steps you could take to save energy

| Step                   | Typical installation cost | Typical yearly saving |
|------------------------|---------------------------|-----------------------|
| 1. Low energy lighting | £18                       | £15                   |

## 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 | Timothy Elliott                                      |
| Telephone       | <a href="tel:08456211111">0845 6211111</a>           |
| Email           | <a href="mailto:info@stroma.com">info@stroma.com</a> |

### 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        | STRO017397   |
| Telephone            | <a href="tel:03301249660">0330 124 9660</a>                            |
| Email                | <a href="mailto:certification@stroma.com">certification@stroma.com</a> |

### About this assessment

|                        |                     |
|------------------------|---------------------|
| Assessor's declaration | No related party    |
| Date of assessment     | 1 February 2017     |
| Date of certificate    | 1 February 2017     |
| Type of assessment     | <a href="#">SAP</a> |

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