Energy performance certificate (EPC)

35 Watersedge Sligo Road Coles Hill ENNISKILLEN BT74 7NY

Energy rating

Valid until:

31 January 2027

Certificate

9323-0932-6340-9949-

number: 2902

Property type

Mid-floor flat

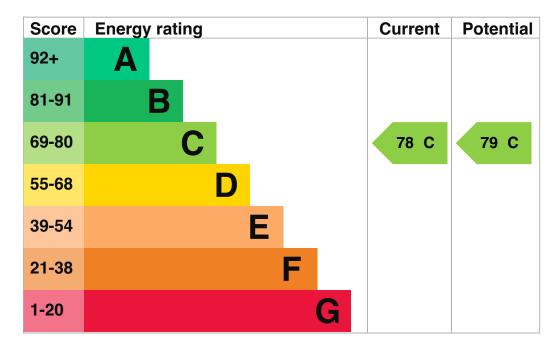
Total floor area

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.



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/m²K	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 m³/h.m² (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/m2).

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.

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 (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2	
This property produces	1.8 tonnes of CO2	
This property's potential production	1.7 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. 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 0845 6211111
Email info@stroma.com

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 0330 124 9660

Email certification@stroma.com

About this assessment

Assessor's declaration No related party
Date of assessment 1 February 2017
Date of certificate 1 February 2017

Type of assessment SAP