Energy performance certificate (EPC)

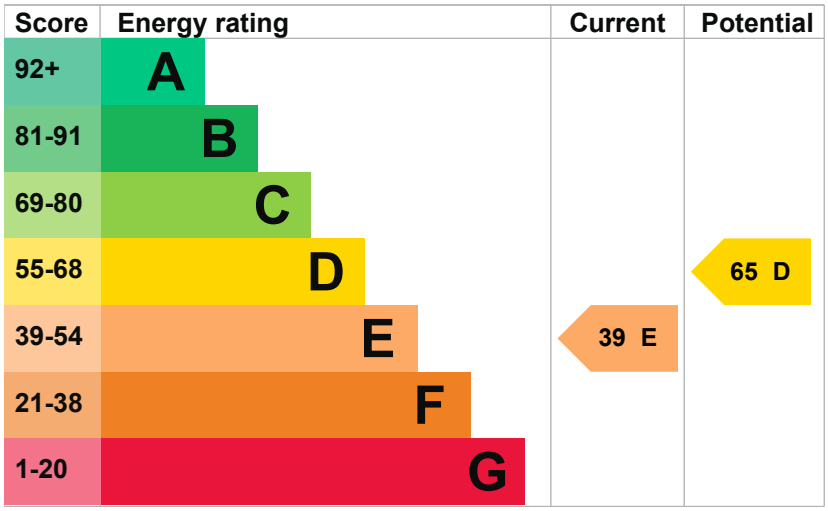
38 Tullychurry Road Leggs Enniskillen BT93 2DS	Energy rating **E**	Valid until: **4 October 2033** Certificate number: **8600-5564-0422-2099-3623**

Property type	Detached house
Total floor area	126 square metres

Energy rating and score

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

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	Granite or whinstone, as built, no insulation (assumed)	Very poor
Roof	Roof room(s), insulated	Poor
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

Feature	Description	Rating
Lighting	Low energy lighting in 80% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 306 kilowatt hours per square metre (kWh/m2).

▶ About primary energy use

Additional information

Additional information about this property:

- Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend **£2,675 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 £1,106 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** 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 current environmental impact rating is F. 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. CO2 harms the environment.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	10.0 tonnes of CO2
This property's potential production	5.7 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.

Changes you could make

▶ Do I need to follow these steps in order?

Step 1: Heating controls (room thermostat)

Typical installation cost	£350 - £450
Typical yearly saving	£173
Potential rating after completing step 1	43 E

Step 2: Room-in-roof insulation

Typical installation cost	£1,500 - £2,700
Typical yearly saving	£636
Potential rating after completing steps 1 and 2	58 D

Step 3: Replace boiler with new condensing boiler

Typical installation cost	£2,200 - £3,000
Typical yearly saving	£216
Potential rating after completing steps 1 to 3	63 D

Step 4: Replacement glazing units

Typical installation cost	£1,000 - £1,400
Typical yearly saving	£81
Potential rating after completing steps 1 to 4	65 D

Step 5: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£88
Potential rating after completing steps 1 to 5	68 D

Step 6: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£68
Potential rating after completing steps 1 to 6	70 C

Step 7: Internal or external wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£279
Potential rating after completing steps 1 to 7	76 C

Step 8: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£603
Potential rating after completing steps 1 to 8	84 B

Step 9: Wind turbine

Typical installation cost	£15,000 - £25,000
Typical yearly saving	£1,313
Potential rating after completing steps 1 to 9	100 A

Help paying for energy improvements

You might be able to get a grant from the Boiler Upgrade Scheme (https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

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	Colin Craig
Telephone	07515363444
Email	c.l.craig@hotmail.co.uk

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/005568
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	Employed by the professional dealing with the property transaction
Date of assessment	16 June 2022

Date of certificate	5 October 2023
Type of assessment	▶ RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.