Energy performance certificate (EPC)			
6, Princetown Road BANGOR BT20, 274	Energy rating	Valid until:	4 May 2032
BT20 3TA	C	Certificate number:	0440-5058-3205-8582-2200
Property type	operty type Mid-terrace house		
Total floor area	127 square metres		

# Energy rating and score

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

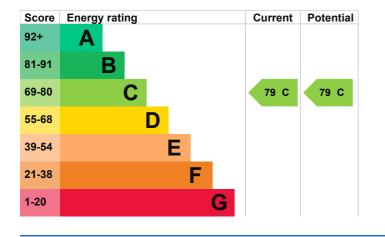
See how to improve this property's energy efficiency.

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
Wall	Timber frame, as built, insulated (assumed)	Good
Roof	Pitched, 200 mm loft insulation	Good
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 95% of fixed outlets	Very good
Floor	Solid, insulated (assumed)	N/A
Floor	To unheated space, limited insulation (assumed)	N/A
Secondary heating	None	N/A

#### Primary energy use

The primary energy use for this property per year is 133 kilowatt hours per square metre (kWh/m2).

### How this affects your energy bills

An average household would need to spend **£670 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 £0 per year if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2022** 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

Impact on the enviro	nment	This property produces	3.0 tonnes of CO2
This property's environmenta has the potential to be C.	I impact rating is C. It	This property's potential production	3.0 tonnes of CO2
Properties get a rating from A how much carbon dioxide (C year.		You could improve this property's CO2 emis making the suggested changes. This will he protect the environment.	
Carbon emissions		These ratings are based on assumptions about average occupancy and energy use. People living at	
An average household produces	6 tonnes of CO2	the property may use different amounts of ene	

# Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Solar photovoltaic panels	£3,500 - £5,500	£353

# 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	Patricia Best
Telephone	07788108883
Email	patricia@bestpropertysurveys.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	STR0032003	
Telephone	0330 124 9660	
Email	certification@stroma.com	

#### About this assessment

Assessor's declaration	No related party	
Date of assessment	4 May 2022	
Date of certificate	5 May 2022	
Type of assessment	RdSAP	