Energy performance certificate (EPC) 10 Astley Road CHORLEY PR7 1RR Energy rating Valid until: 1 October 2034 Certificate number: 2160-7430-2040-3095-2105 Property type Semi-detached bungalow Total floor area 62 square metres

Rules on letting this property

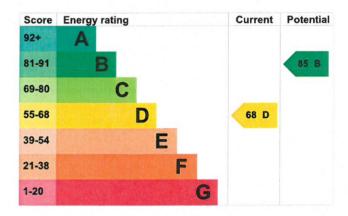
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. 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 England and Wales:

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, filled cavity	Average		
Roof	Pitched, 250 mm loft insulation	Good		
Window	Fully double glazed	Average		
Main heating	Boiler and radiators, mains gas	Good		
Main heating control	Programmer and room thermostat	Average		
Hot water	From main system	Good		
Lighting	Low energy lighting in 56% of fixed outlets	Good		
Floor	Suspended, no insulation (assumed)	N/A		
Secondary heating	Room heaters, mains gas	N/A		

Primary energy use

The primary energy use for this property per year is 245 kilowatt hours per square metre (kWh/m2).

How this affects your energy bills

An average household would need to spend £1,430 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 £265 per year if you complete the suggested steps for improving this property's energy rating.

This is based on average costs in 2024 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:

- · 7,419 kWh per year for heating
- 1,963 kWh per year for hot water

Impact on the environment	This property produces	2.7 tonnes of CO2		
This property's environmental impact rating is D. It has the potential to be B.	This property's potential production	1.3 tonnes of CO2		
Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.	emissions by making the si	ould improve this property's CO2 ions by making the suggested changes.		

Carbon emissions

An average household produces

6 tonnes of CO2

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. Floor insulation (suspended floor)	£800 - £1,200	£148
2. Low energy lighting	£20	£39
3. Solar water heating	£4,000 - £6,000	£77
4. Solar photovoltaic panels	£3,500 - £5,500	£610

Help paying for energy improvements

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

More ways to save energy

Find ways to save energy in your home by visiting www.gov.uk/improve-energy-efficiency

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

John Green

Telephone

07984350449

Email

john.green@speedyepc.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

Quidos Limited

Assessor's ID

QUID208693

Telephone

01225 667 570

Email

info@quidos.co.uk

About this assessment

Assessor's declaration Date of assessment

No related party

2 October 2024

Date of certificate

2 October 2024

Type of assessment

RdSAP