Energy performance certificate (EPC)			
2 St. Nicholas Close Kennett NEWMARKET	Energy rating	Valid until:	22 June 2035
CB8 7FG	C	Certificate number:	3701-6205-0002-1626-0502
Property type	S	Semi-detached house	9
Total floor area	9	8 square metres	

Rules on letting this property

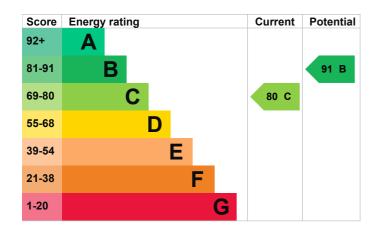
Properties can be let if they have an energy rating from A to E.

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 C. It has the potential to be B.

<u>See how to improve this property's energy</u> <u>efficiency</u>.



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	Timber frame, as built, insulated (assumed)	Good
Roof	Pitched, 250 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Ground source heat pump, radiators, electric	Very good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Average
Lighting	Below average lighting efficiency	Average
Floor	Suspended, insulated (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	None	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

• Ground source heat pump

Primary energy use

The primary energy use for this property per year is 54 kilowatt hours per square metre (kWh/m2).

Smart meters

This property had a smart meter for electricity when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

Find out about using your smart meter (https://www.smartenergygb.org/using-your-smart-meter)

How this affects your energy bills

An average household would need to spend **£931 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 £54 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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:

- 5,753 kWh per year for heating
- 2,471 kWh per year for hot water

Impact on the enviror	nment	This property produces	0.5 tonnes of CO2
This property's environmental has the potential to be A.	impact rating is A. It	This property's potential production	0.2 tonnes of CO2
Properties get a rating from A how much carbon dioxide (CC year.		You could improve this prope making the suggested chang protect the environment.	
Carbon emissions		These ratings are based on a average occupancy and ene	rgy use. People living at
An average household produces	6 tonnes of CO2	the property may use different amounts of energ	nt amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Heat recovery system for mixer showers	£600 - £1,500	£53
2. Solar photovoltaic panels	£8,000 - £10,000	£315

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (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	Andrew Russell
Telephone	07399 457302
Email	hello@russellhomeenergy.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	QUID211535
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	23 June 2025
Date of certificate	23 June 2025
Type of assessment	RdSAP