Energy Performance Certificate

HM Government

Flat 3 Old Mill House, Mill Meadow, Ashburton, NEWTON ABBOT, TQ13 7RN

Dwelling type:	Top-floor flat	**Reference number:**	0009-2878-7142-9497-9061
Date of assessment:	18 April 2013	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	18 April 2013	**Total floor area:**	81 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

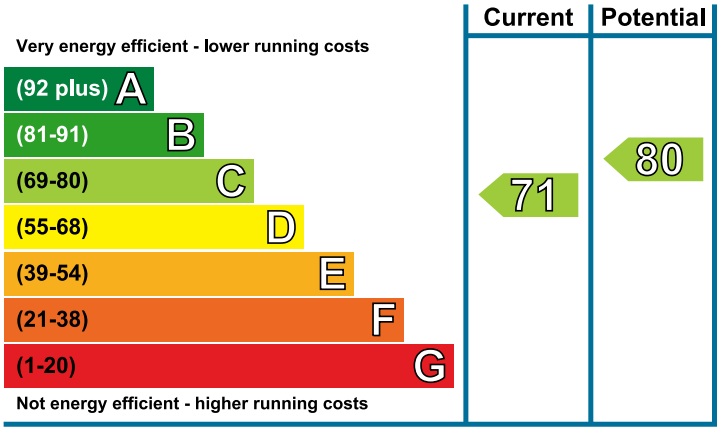
Estimated energy costs of dwelling for 3 years:	**£ 1,746**
Over 3 years you could save	**£ 522**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 237 over 3 years	£ 147 over 3 years	You could save £ 522 over 3 years
Heating	£ 1,212 over 3 years	£ 813 over 3 years	
Hot Water	£ 297 over 3 years	£ 264 over 3 years	
Totals	**£ 1,746**	**£ 1,224**	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 315
2 Low energy lighting for all fixed outlets	£25	£ 78
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 129

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone **0800 444202**. The Green Deal may enable you to make your home warmer and cheaper to run.