Energy performance certificate (EPC)

Parsonage Farm Cottage WATCHET TA23 0HS	Energy rating **E**	Valid until:	**11 June 2035**
		Certificate number:	**9370-2561-9420-2294-2535**

Property type	Semi-detached house
Total floor area	119 square metres

Rules on letting this property

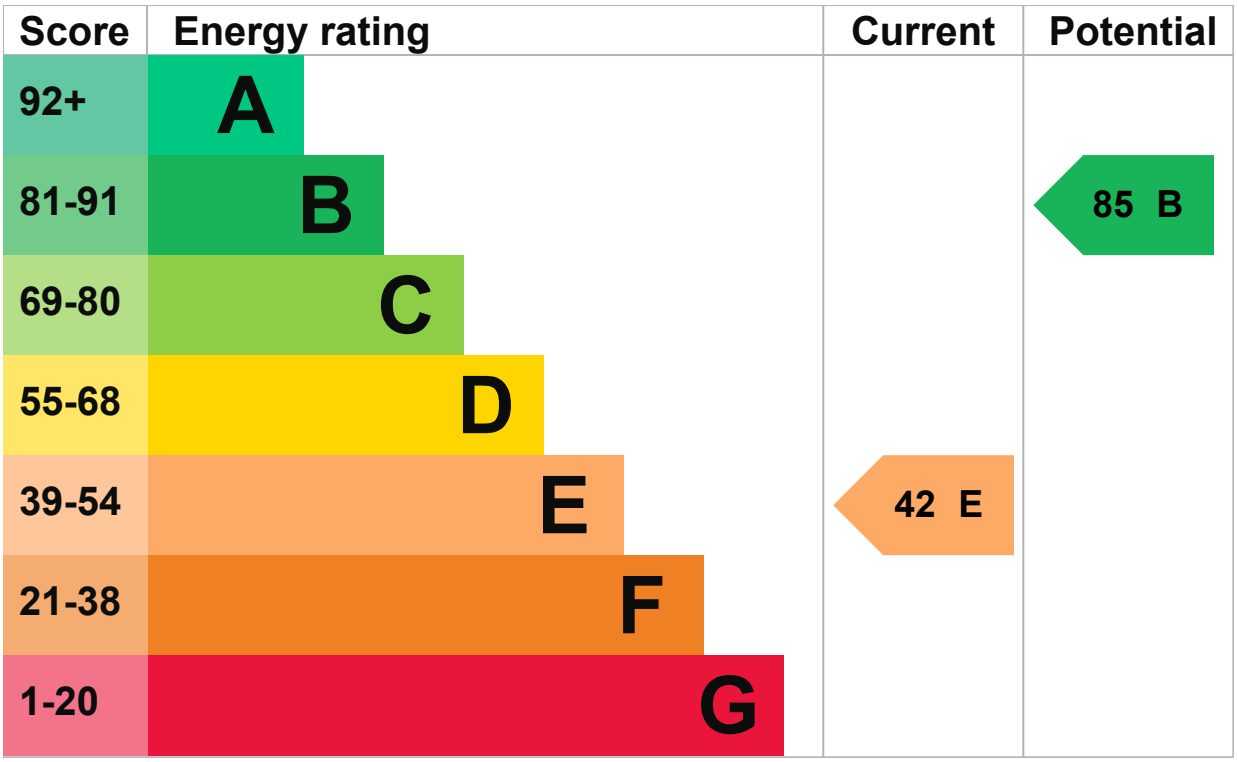
Properties can be let if they have an energy rating from A to E.

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 E. 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	Sandstone or limestone, as built, no insulation (assumed)	Poor
Roof	Pitched, 300 mm loft insulation	Very good
Window	Full secondary glazing	Good
Main heating	Boiler and radiators, oil	Poor

Feature	Description	Rating
Main heating control	Room thermostat only	Poor
Hot water	From main system	Poor
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Floor	(another dwelling below)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 252 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 **£1,691 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 £986 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:

- 12,160 kWh per year for heating
- 2,961 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is F. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	7.9 tonnes of CO2
This property's potential production	2.0 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.

Steps you could take to save energy

▶ Do I need to follow these steps in order?

Step 1: Internal wall insulation

Typical installation cost	£4,000 - £14,000
Typical yearly saving	£434
Potential rating after completing step 1	**57 D**

Step 2: Floor insulation (solid floor)

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£72
Potential rating after completing steps 1 and 2	**60 D**

Step 3: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost	£15 - £30
Typical yearly saving	£17
Potential rating after completing steps 1 to 3	**60 D**

Step 4: Heating controls (programmer and TRVs)

Typical installation cost	£350 - £450
Typical yearly saving	£46

Potential rating after completing steps 1 to 4	**62 D**

Step 5: Condensing boiler (separate from the range cooker)

Typical installation cost	£2,200 - £3,000
Typical yearly saving	£351
Potential rating after completing steps 1 to 5	**74 C**

Step 6: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£65
Potential rating after completing steps 1 to 6	**77 C**

Step 7: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£471
Potential rating after completing steps 1 to 7	**85 B**

Advice on making energy saving improvements

Get detailed recommendations and cost estimates

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: Great British Insulation Scheme
- Heat pumps and biomass boilers: Boiler Upgrade Scheme
- Help from your energy supplier: Energy Company Obligation

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	Martyn Coombes
Telephone	07887622620
Email	martyn.coombes@btinternet.com

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/001809
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	19 December 2024
Date of certificate	12 June 2025
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 mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	9858-4978-6250-4294-9914 (/energy-certificate/9858-4978-6250-4294-9914)
Expired on	16 November 2024
Certificate number	8496-7952-5829-9197-4043 (/energy-certificate/8496-7952-5829-9197-4043)
Expired on	14 October 2024
Certificate number	8644-7920-2159-6825-4992 (/energy-certificate/8644-7920-2159-6825-4992)
Expired on	14 October 2024
Certificate number	0441-2894-6785-0998-5891 (/energy-certificate/0441-2894-6785-0998-5891)
Expired on	13 August 2018