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Energy performance certificate (EPC)

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The Hermitage Wellhouse Lane GLASTONBURY BA6 8BL	Energy rating 
Valid until 5 June 2026	Certificate number 8176-7326-2330-5296-4906

Property type	Detached house
Total floor area	136 square metres

Rules on letting this property

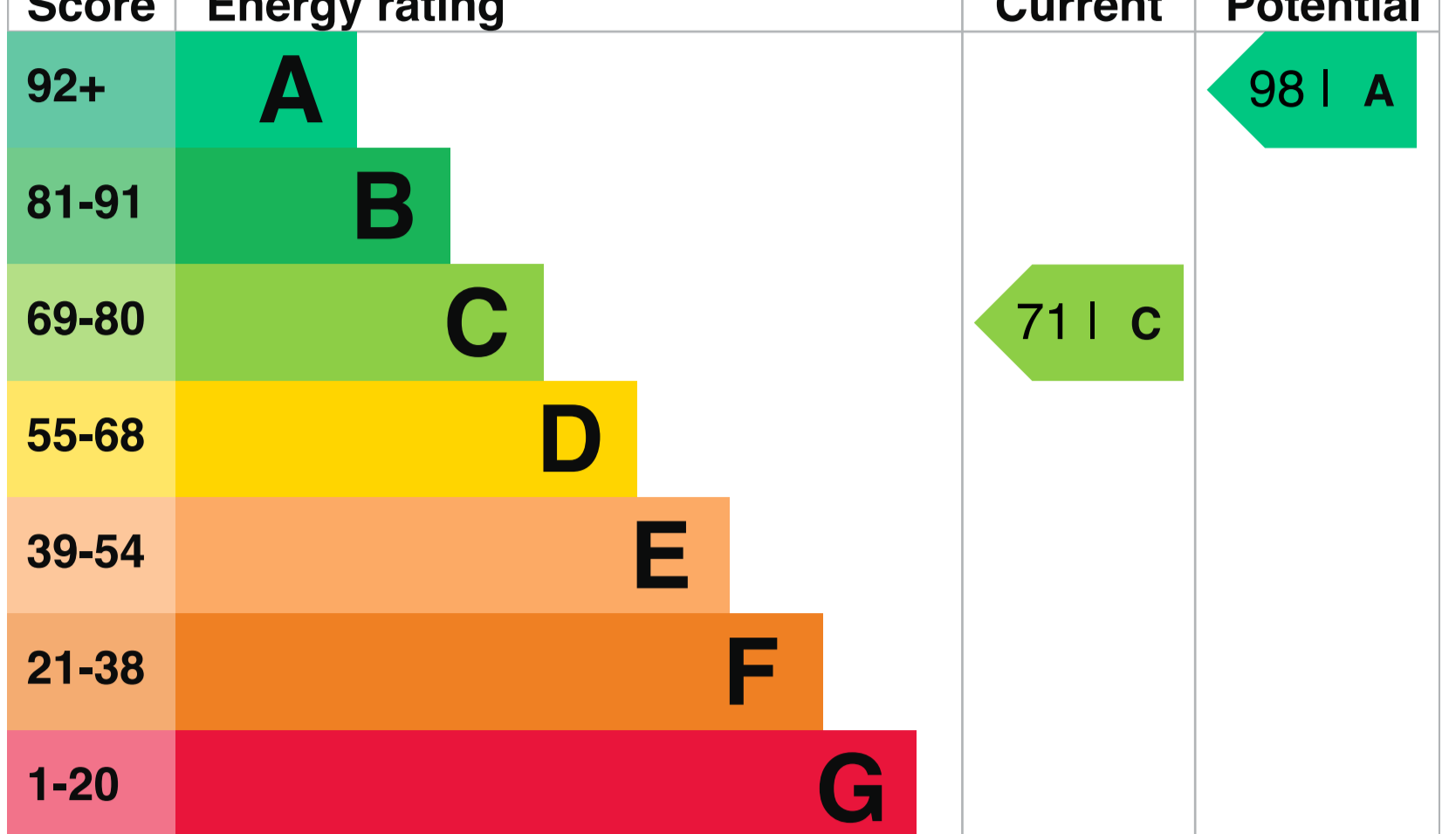
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#).

Energy efficiency rating for this property

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

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Wall	Cavity wall, as built, insulated (assumed)	Very good
Roof	Pitched, 270 mm loft insulation	Good
Roof	Pitched, insulated (assumed)	Good
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Good
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 77% of fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 173 kilowatt hours per square metre (kWh/m²).

[What is primary energy use?](#)

Additional information

- Additional information about this property:
- Cavity fill is recommended

Environmental impact of this property

This property's current environmental impact rating is D. It has the potential to be A.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

An average household produces	6 tonnes of CO ₂
This property produces	4.1 tonnes of CO ₂
This property's potential production	0.4 tonnes of CO ₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 3.7 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from C (71) to A (98).

[Do I need to follow these steps in order?](#)

Potential energy rating

A

Step 1: Cavity wall insulation

Cavity wall insulation	
Typical installation cost	£500 - £1,500
Typical yearly saving	£134
Potential rating after completing step 1	74 C

Step 2: Floor insulation (suspended floor)

Floor insulation (suspended floor)	
Typical installation cost	£800 - £1,200
Typical yearly saving	£37
Potential rating after completing steps 1 and 2	75 C

Step 3: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels	
Typical installation cost	£5,000 - £8,000
Typical yearly saving	£293
Potential rating after completing steps 1 to 3	83 B

Step 4: Wind turbine

Wind turbine	
Typical installation cost	£15,000 - £25,000
Typical yearly saving	£548
Potential rating after completing steps 1 to 4	98 A

Paying for energy improvements

[Find energy grants and ways to save energy in your home.](#)

Estimated energy use and potential savings

Estimated yearly energy cost for this property	£963
Potential saving	£171

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The potential saving shows how much money you could save if you [complete each recommended step in order](#).

For advice on how to reduce your energy bills visit [Simple Energy Advice](#).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property	
Type of heating	Estimated energy used
Space heating	13323 kWh per year
Water heating	2244 kWh per year

Potential energy savings by installing insulation	
Type of insulation	Amount of energy saved
Cavity wall insulation	2782 kWh per year

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Daniel Howes
Telephone	07476 484 998
Email	contact@energyasw.co.uk

Accreditation scheme contact details

Accreditation scheme	Quidos Limited
Assessor ID	QUID205659
Telephone	01225 667 570
Email	info@quidos.co.uk

Assessment details

Assessor's declaration	No related party
Date of assessment	6 June 2016
Date of certificate	6 June 2016
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 dluhc.digital.services@levellingup.gov.uk or call our helpdesk on 020 3829 0748.

Certificate number	9658-7034-7234-2124-3950
Valid until	16 April 2024