

# Energy performance certificate (EPC)

25 Church Crescent  
BANGOR  
BT20 3EF

Energy rating

**D**

Valid until: **25 February 2035**

Certificate number: **3602-5545-9102-0122-8306**

Property type

Semi-detached house

Total floor area

108 square metres

## Energy rating and score

This property's energy rating is D. It has the potential to be D.

[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 Northern Ireland:

the average energy rating is D  
the average energy score is 60

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         |           |
| 69-80 | <b>C</b>      |         |           |
| 55-68 | <b>D</b>      | 57 D    | 58 D      |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |

## 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, 100 mm loft insulation          | Average   |
| Roof                 | Flat, insulated (assumed)                | Average   |
| Window               | Fully double glazed                      | Average   |
| Main heating         | Boiler and radiators, oil                | Average   |
| Main heating control | Programmer, TRVs and bypass              | Average   |
| Hot water            | From main system, no cylinder thermostat | Poor      |
| Lighting             | Low energy lighting in all fixed outlets | Very good |
| Floor                | Solid, no insulation (assumed)           | N/A       |
| Floor                | Suspended, limited insulation (assumed)  | N/A       |
| Secondary heating    | Room heaters, wood logs                  | N/A       |

### Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO<sub>2</sub>. 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:

- Biomass secondary heating

### Primary energy use

The primary energy use for this property per year is 216 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## How this affects your energy bills

An average household would need to spend **£1,539 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 £46 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.

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## Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

## Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 5.2 tonnes of CO<sub>2</sub>

This property's potential production 5.1 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> 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

| Step                                  | Typical installation cost | Typical yearly saving |
|---------------------------------------|---------------------------|-----------------------|
| 1. Increase loft insulation to 270 mm | £100 - £350               | £46                   |
| 2. Solar water heating                | £4,000 - £6,000           | £110                  |
| 3. Gas condensing boiler              | £3,000 - £7,000           | £119                  |
| 4. Solar photovoltaic panels          | £3,500 - £5,500           | £488                  |

## 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 | Patricia Best  |
| Telephone       | 07788 108883   |
| Email           | <a href="mailto:patricia@bestproperty-surveys.com">patricia@bestproperty-surveys.com</a> |

### 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        | QUID211599   |
| Telephone            | 01225 667 570  |
| Email                | <a href="mailto:info@quidos.co.uk">info@quidos.co.uk</a> |

### About this assessment

|                        |                       |
|------------------------|-----------------------|
| Assessor's declaration | No related party      |
| Date of assessment     | 26 February 2025      |
| Date of certificate    | 26 February 2025      |
| Type of assessment     | <a href="#">RdSAP</a> |