

Energy performance certificate (EPC)

15 Tobermore Road Desertmartin MAGHERAFELT BT45 5LD	Energy rating E	Valid until: 8 January 2034
		Certificate number: 2341-2811-5392-7414-5711

Property type	Detached bungalow
Total floor area	69 square metres

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	52 E
21-38	F		
1-20	G		

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

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	Solid brick, as built, no insulation (assumed)	Very poor

Feature	Description	Rating
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Flat, insulated (assumed)	Average
Window	Fully double glazed	Good
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, no room thermostat	Very poor
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
Secondary heating	Room heaters, coal	N/A

Primary energy use

The primary energy use for this property per year is 380 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£1,789 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 £354 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Impact on the environment

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

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 CO ₂
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This property produces	7.4 tonnes of CO ₂
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This property's potential production	5.9 tonnes of CO ₂
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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.

Changes you could make

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

Step 1: Hot water cylinder thermostat

Typical installation cost £200 - £400

Typical yearly saving £27

Potential rating after completing step 1 **40 E**

Step 2: Heating controls (room thermostat and TRVs)

Typical installation cost £350 - £450

Typical yearly saving £242

Potential rating after completing steps 1 and 2 **48 E**

Step 3: Replace boiler with new condensing boiler

Typical installation cost £2,200 - £3,000

Typical yearly saving £85

Potential rating after completing steps 1 to 3 **52 E**

Step 4: Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving £60

Potential rating after completing steps 1 to 4 **54 E**

Step 5: Internal or external wall insulation

Typical installation cost £4,000 - £14,000

Typical yearly saving £322

Potential rating after completing steps 1 to 5 **65 D**

Step 6: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £3,500 - £5,500

Typical yearly saving £520

Potential rating after completing steps 1 to 6**77 C****Step 7: Wind turbine**

Typical installation cost

£15,000 - £25,000

Typical yearly saving

£1,111

Potential rating after completing steps 1 to 7**101 A****Help paying for energy improvements**

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

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

Declan Diamond

Telephone

07921002828

Emaildeclandiamond@hotmail.com**Contacting the accreditation scheme**

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

Accreditation scheme

ECMK

Assessor's ID

ECMK300674

Telephone

0333 123 1418

Emailinfo@ecmk.co.uk**About this assessment****Assessor's declaration**

No related party

Date of assessment

5 January 2024

Date of certificate

9 January 2024

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 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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