Energy performance certificate (EPC)

3 Dairy Yard High Street Ixworth BURY ST. EDMUNDS IP31 2HJ	Energy rating	Valid until:	25 July 2029 8741-7723-6990-2546-9922	
		number:		
Property type	Detached house			
Total floor area	(96 square metres		

Rules on letting this property

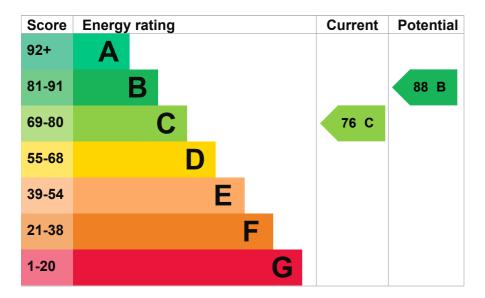
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standardlandlord-guidance).

Energy rating and score

This property's energy rating is C. 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

Changes you could make

Do I need to follow these steps in order?

Step 1: Low energy lighting

Typical installation cost	£30
Typical yearly saving	£26
Potential rating after completing step 1	77 C

Step 2: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£41
Potential rating after completing steps 1 and 2	78 C

Step 3: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£5,000 - £8,000
Typical yearly saving	£327
Potential rating after completing steps 1 to 3	88 B

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). This will help you buy a more efficient, low carbon heating system for this property.

More ways to save energy

Find ways to save energy in your home

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	Rod Hay	
Telephone	07950682712	
Email	rod.hay@eaec.co.uk	

Contacting the accreditation scheme

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