

# Energy performance certificate (EPC)

42 Fairview Drive  
ASHFORD  
TN24 0RP

Energy rating

C

Valid until: 18 January 2034

Certificate number: 9055-3033-0209-7824-8200

Property type End-terrace house

Total floor area 120 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 C. It has the potential to be B.

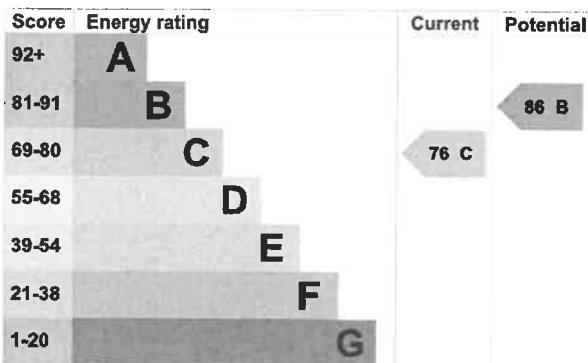
See how to improve this property's energy efficiency.

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



## How this affects your energy bills

An average household would need to spend **£1,230 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 £97 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.

---

### Heating this property

Estimated energy needed in this property is:

- 7,777 kWh per year for heating
- 2,964 kWh per year for hot water

---

### Impact on the environment

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

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 3.0 tonnes of CO<sub>2</sub>

This property's potential production 1.7 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.

---

### Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£97
2. Solar photovoltaic panels	£3,500 - £5,500	£593

---