

Energy performance certificate (EPC)

Mandalay Glebe Field Thurlestone KINGSBRIDGE TQ7 3NA	Energy rating E	Valid until: 15 February 2036
		Certificate number: 4636-9122-2500-0286-9296

Property type	Semi-detached bungalow
Total floor area	67 square metres

Rules on letting this property

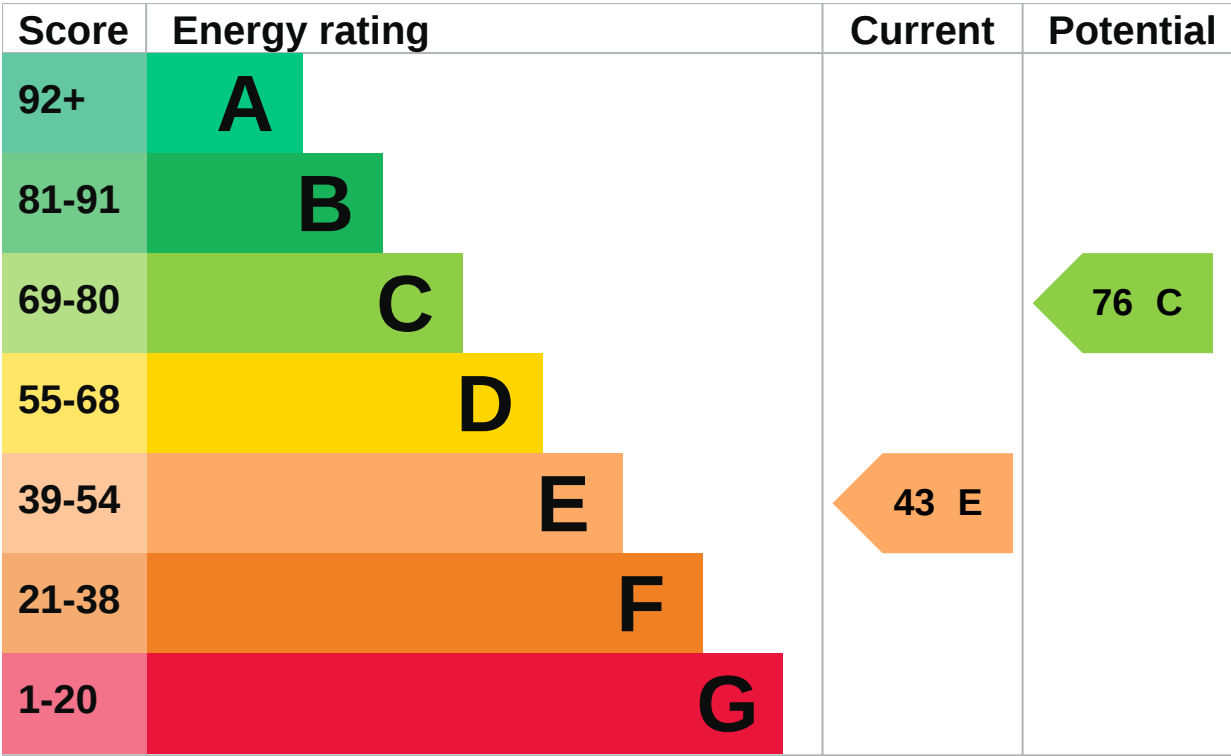
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 E. It has the potential to be C.

[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

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, as built, no insulation (assumed)	Poor
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Poor
Main heating	Boiler and radiators, oil	Poor

Feature	Description	Rating
Main heating control	Room thermostat only	Poor
Hot water	From main system	Poor
Lighting	Below average lighting efficiency	Poor
Floor	Suspended, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 293 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Additional information

Additional information about this property:

- PV recommended
When considering the PV installation consider installing PV battery and a PV diverter for water heating.
- Cavity fill is recommended
- Dwelling may be exposed to wind-driven rain

Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out how to get a smart meter \(https://www.smartenergygb.org/\)](https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend **£1,508 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 £702 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** 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:

- 8,327 kWh per year for heating
- 2,834 kWh per year for hot water

Impact on the environment

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

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 CO2
This property produces	4.7 tonnes of CO2
This property's potential production	2.0 tonnes of CO2

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.

Steps you could take to save energy

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

Step 1: Increase loft insulation to 270 mm

Typical installation cost	£900 - £1,200
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Typical yearly saving	£35
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Potential rating after completing step 1	44 E
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Step 2: Cavity wall insulation

Typical installation cost	£900 - £1,500
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Typical yearly saving	£203
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Potential rating after completing steps 1 and 2	53 E
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Step 3: Floor insulation (suspended floor)

Typical installation cost	£5,000 - £10,000
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Typical yearly saving	£143
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Potential rating after completing steps 1 to 3	59 D
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Step 4: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost	£20 - £40
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Typical yearly saving	£19
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Potential rating after completing
steps 1 to 4

59 D

Step 5: Low energy lighting

Typical installation cost

£120 - £140

Typical yearly saving

£39

Potential rating after completing
steps 1 to 5

60 D

Step 6: Heating controls (programmer and TRVs)

Typical installation cost

£220 - £250

Typical yearly saving

£53

Potential rating after completing
steps 1 to 6

62 D

Step 7: Condensing boiler (separate from the range cooker)

Typical installation cost

£2,200 - £3,500

Typical yearly saving

£175

Potential rating after completing
steps 1 to 7

69 C

Step 8: Solar water heating

Typical installation cost

£4,000 - £7,000

Typical yearly saving

£33

Potential rating after completing
steps 1 to 8

71 C

Step 9: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£8,000 - £10,000
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Typical yearly saving	£244
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Potential rating after completing steps 1 to 9
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76 C

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: [Warm Homes Local Grant \(WHLG\)](#)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)
- Help from your energy supplier: [Energy Company Obligation](#)

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	Alexander Jordan
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Telephone	07557 406983
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Email	info@legallez.co.uk
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Contacting the accreditation scheme

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

Accreditation scheme	Elmhurst Energy Systems Ltd
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Assessor's ID	EES/030980
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Telephone01455 883 250

Emailenquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declarationNo related party

Date of assessment16 February 2026

Date of certificate16 February 2026

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 mhclg.digital-services@communities.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 \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

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