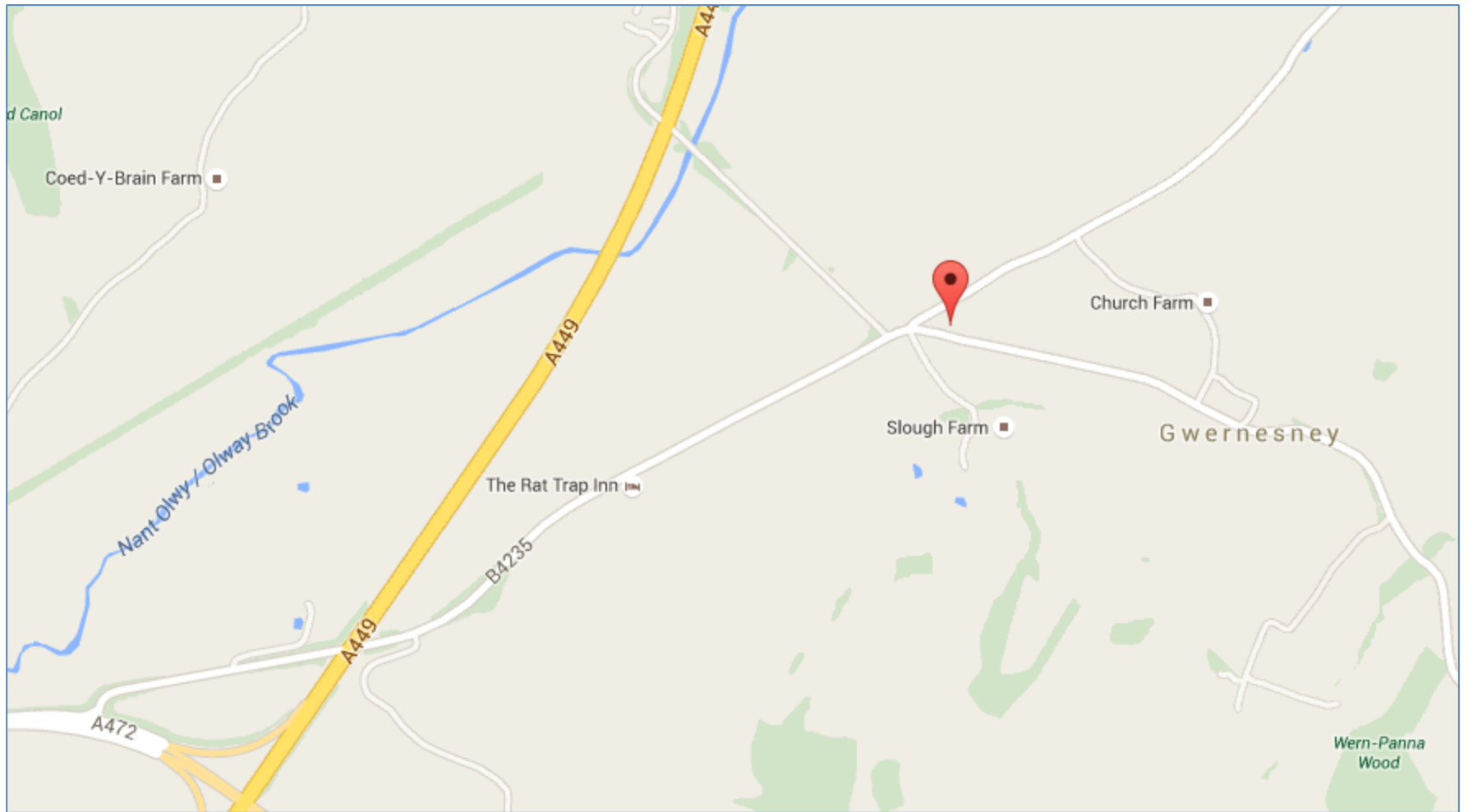


# Chepstow Road, Gwernesney





# Floor Plan



GROUND FLOOR



FIRST FLOOR

This floor plan is a guide only for a typical property of this type. The layout of the property may vary.

# Energy Performance Certificate



Gwernesney, USK, NP15 1ES

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 28 August 2013  
**Date of certificate:** 30 August 2013

**Reference number:** 8205-4281-3329-5327-8873  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 80 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

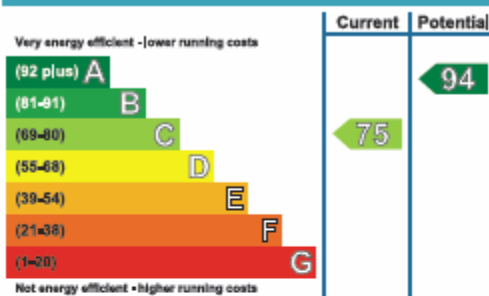
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,361</b>
<b>Over 3 years you could save</b>	<b>£ 1,050</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 234 over 3 years	£ 141 over 3 years	
Heating	£ 1,431 over 3 years	£ 729 over 3 years	
Hot Water	£ 696 over 3 years	£ 441 over 3 years	
<b>Totals</b>	<b>£ 2,361</b>	<b>£ 1,311</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 129	
2 Cavity wall insulation	£500 - £1,500	£ 345	
3 Floor insulation	£800 - £1,200	£ 123	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.