English | Cymraeg

Energy performance certificate (EPC)

9 Taddington Mews Harworth Doncaster DN11 8TP	Energy rating **B**	Valid until:	26 May 2035
		Certificate number:	0310-3353-0050-2625-3855

Property type	Detached house
Total floor area	90 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 B. It has the potential to be B.

See how to improve this property's energy efficiency.

Feature	Description	Rating
Main heating	Air source heat pump, radiators, electric	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Excelent lighting efficiency	Very good
Air tightness	Air permeability [AP50] = 4.6 $m^3/h.m^2$ (as tested)	Good
Secondary heating	None	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO2. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Air source heat pump

Primary energy use

The primary energy use for this property per year is 46 kilowatt hours per square metre (kWh/m2).

▶ About primary energy use

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/)

How this affects your energy bills

An average household would need to spend **£703 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 £35 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** 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

Steps you could take to save energy

▶ Do I need to follow these steps in order?

Step 1: Solar water heating

Typical installation cost	£4,000 - £6,000
Typical yearly saving	£35
Potential rating after completing step 1	82 B

Step 2: Solar photovoltaic panels, 2.5 kWp

Typical installation cost	£3,500 - £5,500
Typical yearly saving	£256
Potential rating after completing steps 1 and 2	88 B

Advice on making energy saving improvements

Get detailed recommendations and cost estimates

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	Mark Purnell
Telephone	01423 506070
Email	mark@awardenergy.co.uk