Energy Performance Certificate

Address of dwelling and other details

Farm Cottage Dwelling type: Detached house

Cavers Carre Name of protocol: N/A Melrose Membership number: N/A

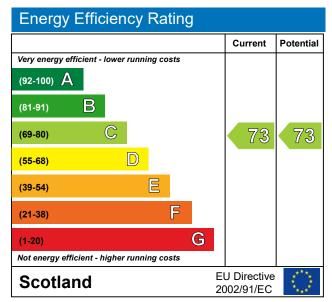
TD6 9EJ Date of certificate: 11 June 2025

Total floor area: 121 m²

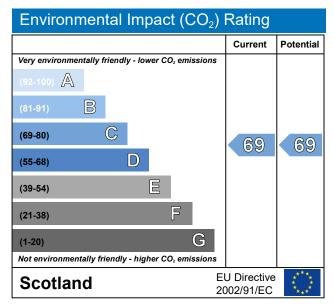
Main type of heating and fuel: Boiler and radiators, oil

This dwelling's performance ratings

This dwelling has been assessed using the SAP 2009 methodology. Its performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions. Carbon dioxide is a greenhouse gas that contributes to climate change.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a Home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the Rating the less impact it has on the environment.

Approximate current energy use per square metre of floor area: 152 kWh/m² per year

Approximate current CO₂ emissions: 32 kg/m² per year

Cost effective improvements

Below is a list of lower cost measures that will raise the energy performance of the dwelling to the potential indicated in the tables above.

Not applicable



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. For advice on how to take action and to find out about offers available to help make your home more energy efficient, call **0800 512 012** or visit **www.energysavingtrust.org.uk**