

Energy performance certificate (EPC)

8 Trehorner Close
Lower Metherell
Callington
PL17 8FN

Energy rating

B

Valid until:

10 November 2035

Certificate number:

6635-6639-6109-0739-0296

Property type

Detached bungalow

Total floor area

97 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 B. 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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
Walls	Average thermal transmittance 0.19 W/m ² K	Very good
Roof	Average thermal transmittance 0.1 W/m ² K	Very good
Floor	Average thermal transmittance 0.13 W/m ² K	Very good
Windows	High performance glazing	Good
Main heating	Air source heat pump, underfloor, electric	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Average
Lighting	Excellent lighting efficiency	Very good
Air tightness	Air permeability [AP50] = 3.1 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
- Solar photovoltaics

Primary energy use

The primary energy use for this property per year is 30 kilowatt hours per square metre (kWh/m²).

Smart meters

This property had a **smart meter for electricity** 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 about using your smart meter \(https://www.smartenergygb.org/using-your-smart-meter\)](https://www.smartenergygb.org/using-your-smart-meter)

How this affects your energy bills

An average household would need to spend **£871 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 £104 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

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

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 0.2 tonnes of CO2

This property's potential production 0.2 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

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £7,000	£97

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://www.gov.uk/improve-energy-efficiency)

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	Nigel White
Telephone	07905 163351
Email	nigel@synergy-as.co.uk

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
Assessor's ID	EES/009080
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	11 November 2025
Date of certificate	11 November 2025
Type of assessment	SAP

45, Harris Close, Kelly Bray, Cornwall, PL17 8QT

Best Price Guide

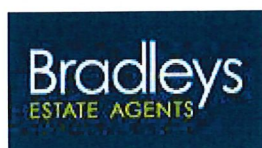


The best data and local market trends to help you understand how to price your property based on the following:

Area of Interest
PL17 8QT + 3 miles

Properties marketed between
25 Sep 25 - 6 Jul 26

Properties marketed by
Any Agent



Bradleys, Callington

1 New Road, Callington, PL17 7BE

Phone: 01579 558874

Email: callingtonweb@beagroup.co.uk



rightmove 



CURRENTLY ADVERTISED

2 bedroom flat for sale

Harris Close, Kelly Bray, Callington, PL17

- TO ARRANGE A VIEWING PLEASE QUOTE BL0650
- Second/Top Floor Apartment
- Two Bedrooms
- No Onward Chain
- Allocated Parking Space
- Well-Presented
- Bright & Spacious Accommodation
- Ideal Investment Or First Time Purchase

Marketed from 27 May 2026

SOLD PRICE HISTORY

2 Apr 2004 £86,500



NO LONGER ADVERTISED

SOLD STC

2 bedroom flat for sale

Callington

- Recently upgraded flat
- Lounge/Dining room
- 2 Bedrooms
- Kitchen
- Upvc double glazing
- Electric Heating
- NO CHAIN
- Town Centre Location

Marketed from 16 Nov 2024 to 22 May 2026 (552 days)

SOLD PRICE HISTORY

28 Mar 2025 £70,000



NO LONGER ADVERTISED

SOLD STC

2 bedroom flat for sale

Porthmellon Gardens, Callington, PL17

- TO ARRANGE A VIEWING PLEASE QUOTE BL0650
- First Floor Apartment
- Two Bedrooms
- Ideal Investment Or First Time Purchase
- Spacious Accommodation
- Open Plan Living
- Shower Room
- Close To Town Centre

Marketed from 19 Apr 2025 to 28 Jan 2026 (284 days)

SOLD PRICE HISTORY

9 Nov 2007 £88,250
2 Jul 2004 £65,000