

# Energy performance certificate (EPC)

The Bridewell  
Dockacre Road  
LAUNCESTON  
PL15 8YY

Energy rating

**E**

Valid until: **6 July 2024**

Certificate number: **9322-3076-0349-0600-0371**

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

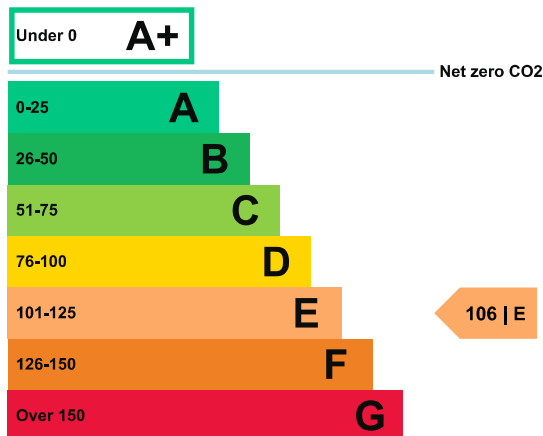
395 square metres

## Rules on letting this property

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

## Energy efficiency rating for this property

This property's current energy rating is E.



Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

**27 | B**

If typical of the existing stock

**71 | C**

Properties are given a rating from A+ (most efficient) to G (least efficient).

## Breakdown of this property's energy performance

Main heating fuel

Natural Gas

---

Building environment

Heating and Natural Ventilation

---

Assessment level

3

---

Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

139.5

---

---

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0030-0644-2399-2776-3002\)](/energy-certificate/0030-0644-2399-2776-3002).

---

## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Tom Le Gallez
Telephone	07863 254599
Email	<a href="mailto:tom@legallez.co.uk">tom@legallez.co.uk</a>

### Accreditation scheme contact details

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor ID	EES/008693
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### Assessment details

Employer	Tom Le Gallez Energy Assessment & Renewables Ltd
Employer address	10 Wellington Square, South Brent, TQ10 9AG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	30 June 2014
Date of certificate	7 July 2014

---