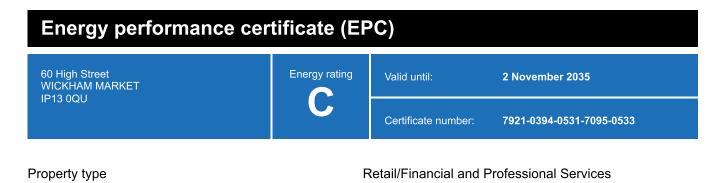
135 square metres



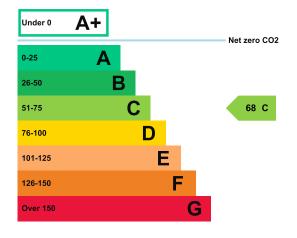
Rules on letting this property

Total floor area

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

Energy rating and score

This property's energy rating is C.

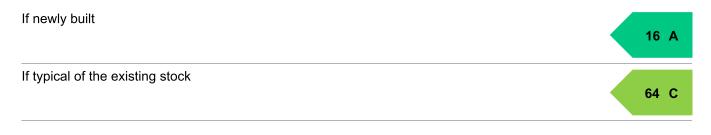


Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:



Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	28.36
Primary energy use (kWh/m2 per year)	181

Recommendation report

Guidance on improving the energy performance of this property can be found in the <u>recommendation report</u> (/energy-certificate/9097-0209-5405-4753-3114).

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	Mike Simpson
Telephone	(0)7770 580 902
Email	mike@epcmarketing.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	Quidos Limited	
Assessor's ID	QUID201186	
Telephone	01225 667 570	
Email	info@quidos.co.uk	
About this assessment		
Employer	EPC Marketing Ltd	

36b Bredfield St., Woodbridge IP12 4NH	
The assessor is not related to the owner of the property.	
3 November 2025	
3 November 2025	