

Energy performance certificate (EPC)

3 Dracaena Avenue
FALMOUTH
TR11 2EG

Energy rating

C

Valid until: **19 January 2035**

Certificate number: **0517-1975-6763-4753-6956**

Property type

Non-residential Institutions: Education

Total floor area

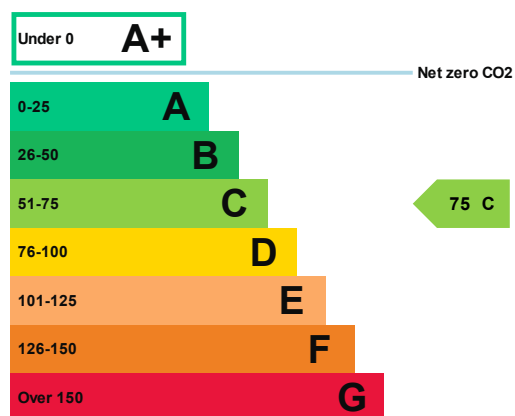
256 square metres

Rules on letting this property

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:

If newly built

36 B

If typical of the existing stock

146 F

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)	32.29
Primary energy use (kWh/m2 per year)	192

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4358-0062-6490-5259-5397\)](#).

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	Andrew Nunn
Telephone	01872870800
Email	aadnunn@btinternet.com

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/012361
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	AADNUNN Energy Assessors
Employer address	1 Bellevue Terrace Perranwell Station TRURO TR3 7LE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	2 January 2025
Date of certificate	20 January 2025