

# Energy performance certificate (EPC)

The Stables  
Three Horse Shoes  
COWLEY  
EX5 5ER

Energy rating

C

Valid until:

7 December 2031

Certificate number:

6423-4824-2850-4176-6565

Property type

A3/A4/A5 Restaurant and Cafes/Drinking  
Establishments and Hot Food takeaways

Total floor area

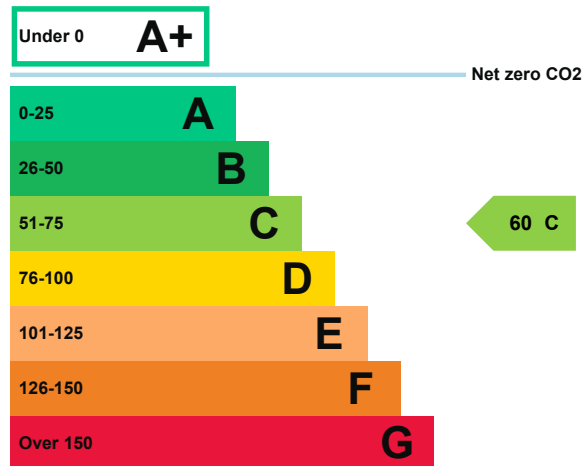
561 square metres

## 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                   | 25 A |
| If typical of the existing stock | 73 C |

## 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) | 141.36                          |
| Primary energy use (kWh/m2 per year)       | 814                             |

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8088-8283-4959-8183-8735\)](#).

## 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 | MR OLIVER S.J. RIDDLE  |
| Telephone       | 08000565432  |
| Email           | <a href="mailto:oliver@ispysurveys.co.uk">oliver@ispysurveys.co.uk</a> |

### Contacting the accreditation scheme

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

|                      |  |
|----------------------|--|
| Accreditation scheme | Stroma Certification Ltd   |
| Assessor's ID        | STRO027542   |
| Telephone            | 0330 124 9660  |
| Email                | <a href="mailto:certification@stroma.com">certification@stroma.com</a> |

### About this assessment

|                        |  |
|------------------------|--|
| Employer               | I SPY SURVEYS  |
| Employer address       | LITTLE COOMBE, EXE VIEW ROAD, LYMPSTONE,<br>EXETER, DEVON. EX8 5AZ |
| Assessor's declaration | The assessor is not related to the owner of the property.          |
| Date of assessment     | 18 November 2021   |
| Date of certificate    | 8 December 2021  |