

Energy performance certificate (EPC)

LONDON INN
ROAD FROM LATCHGATE CROSS TO
ABBOTS CROSS
MOLLAND
EX36 3NG

Energy rating

C

Valid until: 21 June 2031

Certificate number: 3658-9259-4504-2928-1624

Property type

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

Total floor area

199 square metres

Rules on letting this property

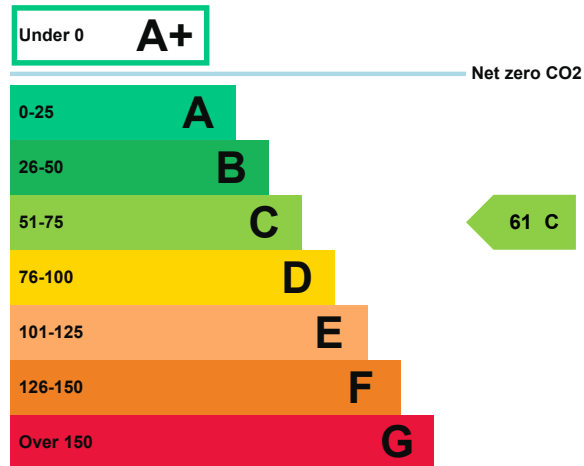
Properties can be let if they have an energy rating from A+ to E.

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	106 E

Breakdown of this property's energy performance

Main heating fuel	Oil
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	132.22
Primary energy use (kWh/m2 per year)	517

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3609-6891-1686-8968-3667\)](#).

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	James Benning
Telephone	07775903001
Email	sales@jbenning.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/001649
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	James Benning Estate Agents
Employer address	4 Cedar House, Caen Street, Branton, Devon, EX33 1AH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	17 June 2021
Date of certificate	22 June 2021
