

Energy performance certificate (EPC)

Smugglers Hotel
Blue Anchor
MINEHEAD
TA24 6JS

Energy rating

C

Valid until:

12 June 2035

Certificate number:

3706-8901-3877-6013-4224

Property type

Hotels

Total floor area

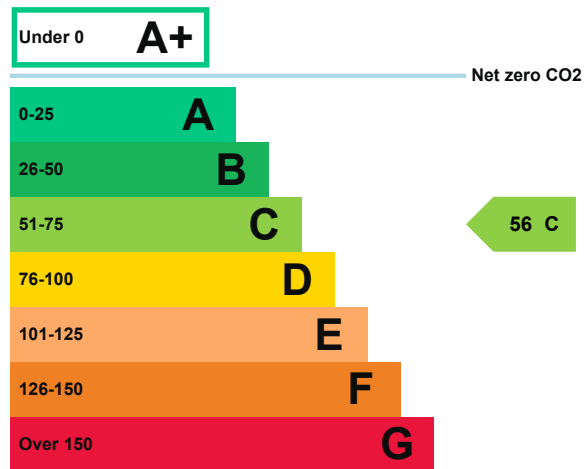
570 square metres

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

31 B

If typical of the existing stock

126 F

Breakdown of this property's energy performance

Main heating fuel	LPG
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	73.22
Primary energy use (kWh/m ² per year)	403

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/3969-5841-3708-9562-5642\)](/energy-certificate/3969-5841-3708-9562-5642).

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	Mark O'Shea
Telephone	07760 497315
Email	office@mlsenergy.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/019682
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	ECO Approach Ltd T/A Proptert
Employer address	182a High Street, Beckenham, Kent, BR3 1EW
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	11 June 2025
Date of certificate	13 June 2025
