

Energy performance certificate (EPC)

Edwards Estate Agents
West Street
Somerton
TA11 7PR

Energy rating

C

Valid until:

25 July 2031

Certificate number:

1828-2438-1531-7607-2933

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

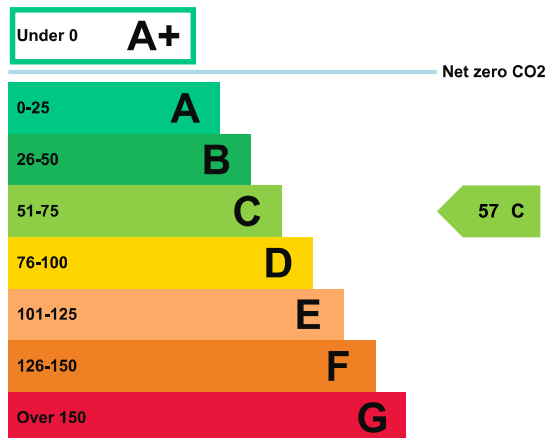
44 square metres

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

23 A

If typical of the existing stock

67 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	67.29
Primary energy use (kWh/m2 per year)	398

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0231-2268-7419-8753-4184\)](#).

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	Steve McAnulla
Telephone	07971789959
Email	steve.mcanulla@sheldonreed.com

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	QUID200894
Telephone	01225 667 570
Email	info@quidos.co.uk

About this assessment

Employer	Sheldon Reed Ltd
Employer address	Barton House Pitney Langport Somerset TA10 9AG
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	23 July 2021
Date of certificate	26 July 2021
