Energy performance certificate (EPC)

1 The Platt Wadebridge PL27 7AG	Energy rating **B**	Valid until:	**27 November 2032**
		Certificate number:	**8934-1556-7177-5246-3391**

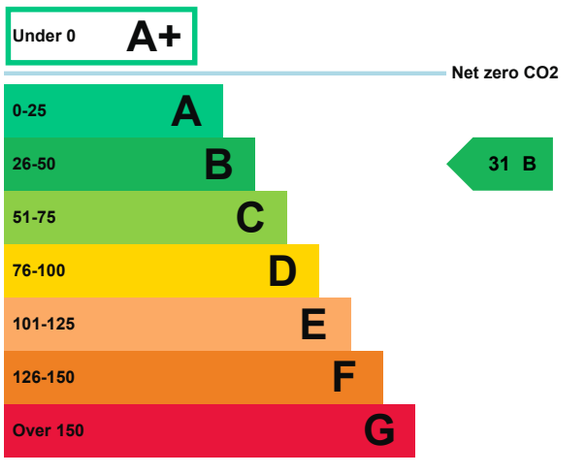
Property type	Retail/Financial and Professional Services
Total floor area	20 square metres

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 B.



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	6 A
If typical of the existing stock	24 A

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	35.07
Primary energy use (kWh/m2 per year)	378

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/4313-9191-1084-9516-6501).

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 Rees
Telephone	01872277666
Email	mark@epsw.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/012665
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Energy Performance SW Ltd
Employer address	18 St Clements Terrace, Truro, Cornwall TR1 1HN
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	23 November 2022
Date of certificate	28 November 2022