# Energy performance certificate (EPC)

| Talaton Inn<br>Road From Talaton Cross To Beacon Cross<br>TALATON<br>EX5 2RQ | Energy rating<br>**C** | Valid until: **30 March 2032**<br><br>Certificate number: **3910-5501-6040-6214-9058** |
| --- | --- | --- |

| Property type | A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways |
| --- | --- |

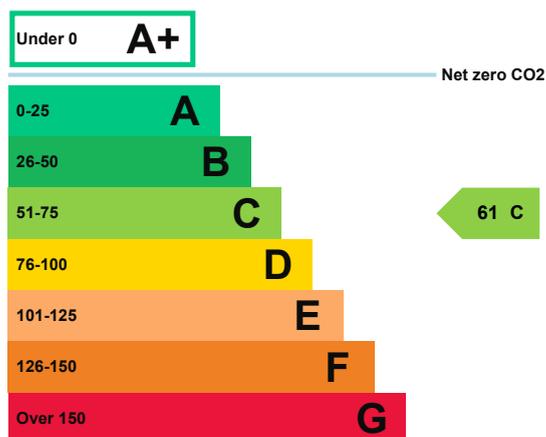| Total floor area | 388 square metres |
| --- | --- |

## 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 current 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.

| | |
| --- | --- |
| Under 0 | **A+** |
| | Net zero CO2 |
| 0-25 | **A** |
| 26-50 | **B** |
| 51-75 | **C** |
| 76-100 | **D** |
| 101-125 | **E** |
| 126-150 | **F** |
| Over 150 | **G** |

61 C

# How this property compares to others

Properties similar to this one could have ratings:

If newly built

34  B

If typical of the existing stock

99  D

# Breakdown of this property's energy performance

| | |
|---|---|
| Main heating fuel | LPG |
| Building environment | Heating and Natural Ventilation |
| Assessment level | 3 |
| Building emission rate (kgCO2/m2 per year) | 107.26 |
| Primary energy use (kWh/m2 per year) | 590 |

# Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/0839-8763-4716-5793-0120).

# 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 | Paul Baker |
| Telephone | <u>01404823994</u> 📞 |
| Email | [paulbaker9@outlook.com](mailto:paulbaker9@outlook.com) |

## Contacting the accreditation scheme

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

| | |
|---|---|
| Accreditation scheme | ECMK |
| Assessor's ID | ECMK300878 |
| Telephone | <u>0333 123 1418</u> 📞 |
| Email | [info@ecmk.co.uk](mailto:info@ecmk.co.uk) |

## About this assessment

| | |
|---|---|
| Employer | Paul Baker |
| Employer address | Slewton Cottage Lilypond Lane Whimple |
| Assessor's declaration | The assessor is not related to the owner of the property. |
| Date of assessment | 22 March 2022 |
| Date of certificate | 31 March 2022 |