

Energy performance certificate (EPC)

Unit 3
Kingfisher Court
Venny Bridge
EXETER
EX4 8JN

Energy rating

D

Valid until: **7 January 2034**

Certificate number: **4218-2257-7459-2384-6619**

Property type

Offices and Workshop Businesses

Total floor area

195 square metres

Rules on letting this property

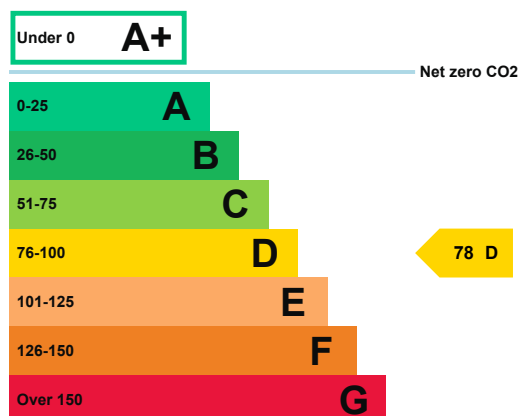
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.

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	14 A
If typical of the existing stock	56 C

Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	17.19
Primary energy use (kWh/m2 per year)	119

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8259-9108-3472-7800-6167\)](/energy-certificate/8259-9108-3472-7800-6167).

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	01404823994
Email	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	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Employer	Paul Baker
Employer address	Slewtan Cottage Lilypond Lane Whimble
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	3 January 2024
Date of certificate	8 January 2024
