

Energy performance certificate (EPC)

80, High Street
BIDEFORD
EX39 2AA

Energy rating

F

Valid until:

20 November 2025

Certificate number:

9696-3069-0558-0690-8891

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

162 square metres

Rules on letting this property



You may not be able to let this property.

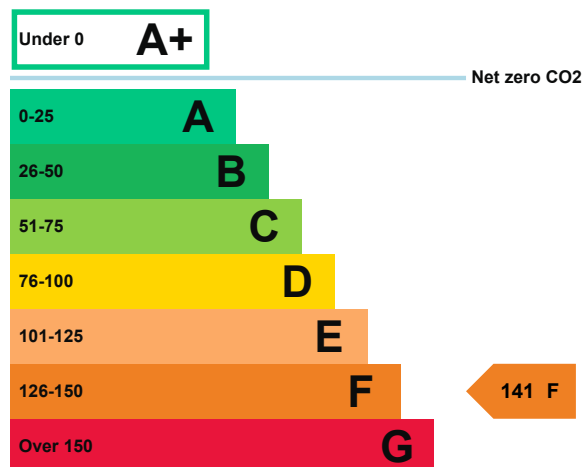
This property has an energy rating of F. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Properties can be let if they have an energy rating from A+ to E. The [recommendation report](#) sets out changes you can make to improve the property's rating.

Energy rating and score

This property's energy rating is F.



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



If typical of the existing stock



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)	136.22

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0860-0645-9589-6699-8092\)](#).

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	James Benning
Telephone	07775903001
Email	sales@jbenning.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/001649
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	James Benning Estate Agents
Employer address	4 Cedar House Caen Street Braunton Devon EX33 1AH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	18 November 2015
Date of certificate	21 November 2015