

Energy performance certificate (EPC)

FIRST FLOOR
The Coach House
Old Church Road
CARDIFF
CF14 1AA

Energy rating

E

Valid until: **25 September 2032**

Certificate number: **8700-0020-6452-4245-5799**

Property type

B1 Offices and Workshop businesses

Total floor area

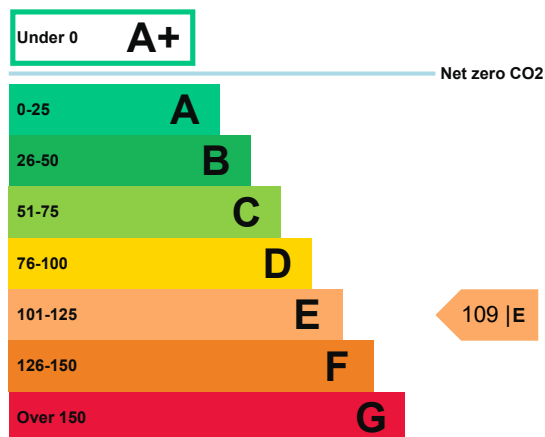
80 square metres

Rules on letting this property

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

Energy efficiency rating for this property

This property's current energy rating is E.



Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

20 | A

If typical of the existing stock

67 | C

Properties are given a rating from A+ (most efficient) to G (least efficient).

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)

89.83

Primary energy use (kWh/m² per year)

527

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5713-6496-6496-3076-9631\)](#).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

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

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name	Nicholas Withey
Telephone	07903266468
Email	nick@bpslimited.co.uk

Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO005853
Telephone	0330 124 9660
Email	certification@stroma.com

Assessment details

Employer	Building & Property Surveys Ltd.
Employer address	First Floor, 15 Nevill Street, Abergavenny, NP7 5AA
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	26 September 2022
Date of certificate	26 September 2022
