Energy performance certificate (EPC)

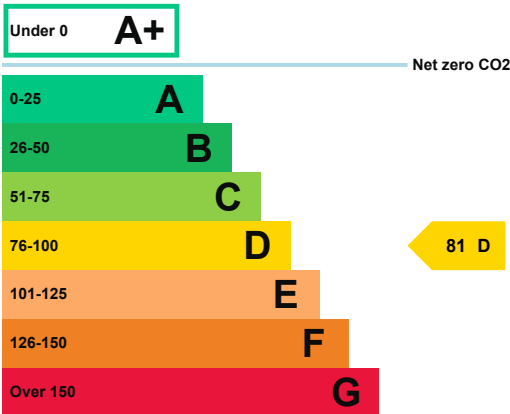| Bristol and Exeter Inn 135 St. John Street Bridgwater TA6 5JA	Energy rating **D**	**Valid until:**	**23 June 2034**
		Certificate number:	**0037-2036-0642-7097-5232**

Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	178 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.

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**

81 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	39 B

If typical of the existing stock	156 G

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)	56.16
Primary energy use (kWh/m2 per year)	336

Recommendation report

Guidance on improving the energy performance of this property can be found in the recommendation report (/energy-certificate/3729-5071-2307-8188-5493).

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	Michael Heinemans
Telephone	01275 878257
Email	mhmmb@yahoo.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/007463
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment
Employer	CEA 4U
Employer address	46 Woodington Road, Clevedon, North Somerset, BS21 5LB
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	13 June 2024
Date of certificate	24 June 2024