

# Energy performance certificate (EPC)

Upper Flat  
40, Cross Street  
CAMBORNE  
TR14 8EY

Energy rating

**E**

Valid until: **16 March 2030**

Certificate number: **9508-6097-6277-6330-4200**

Property type

Top-floor flat

Total floor area

80 square metres

## Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

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

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74   C
55-68	D		
39-54	E	54   E	
21-38	F		
1-20	G		

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60