# Energy performance certificate (EPC)

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|---|---|---|---|
| 17 Samuel Street<br>WARRINGTON<br>WA5 1BB | Energy rating<br>**F** | Valid until: | **12 October 2036** |
| | | Certificate number: | **9360-2952-3600-2396-4721** |

| | |
|---|---|
| Property type | Mid-terrace house |
| Total floor area | 77 square metres |

## Rules on letting this property

## ! You may not be able to let this property

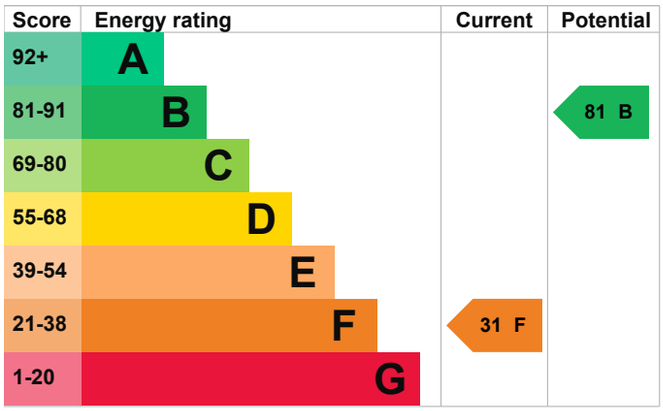
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to improve this property's energy rating.

## Energy rating and score

This property's energy rating is F. It has the potential to be B.

See how to improve this property's energy efficiency.




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

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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