

Energy performance certificate (EPC)

40 Warmwell Drive
Stoke on Trent
ST4 8GF

Energy rating

B

Valid until:

17 September 2036

Certificate number:

4836-9131-6100-0638-2292

Property type

Semi-detached house

Total floor area

77 square metres

Rules on letting this property

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

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 rating and score

This property’s energy rating is B. 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

The figure is a graph showing the relationship between energy scores and energy ratings. The x-axis represents the energy score, ranging from 1-20 to 92+. The y-axis represents the energy rating, ranging from A (best) to G (worst). The graph is divided into two sections: Current and Potential. The Current section shows a score of 89, which corresponds to a rating of B. The Potential section shows a score of 89, which also corresponds to a rating of B. The graph is color-coded: A (dark green), B (medium green), C (light green), D (yellow), E (orange), F (red-orange), and G (red).

Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/4836-9131-6100-0638-2292?print=true>

1/4