

# Energy performance certificate (EPC)

Sinai House Lynway LYNTON EX35 6AY	Energy rating <b>C</b>	Valid until: <b>22 May 2036</b>
		Certificate number: <b>1911-9218-7445-4922-6748</b>

Property type

Hotels

Total floor area

341 square metres

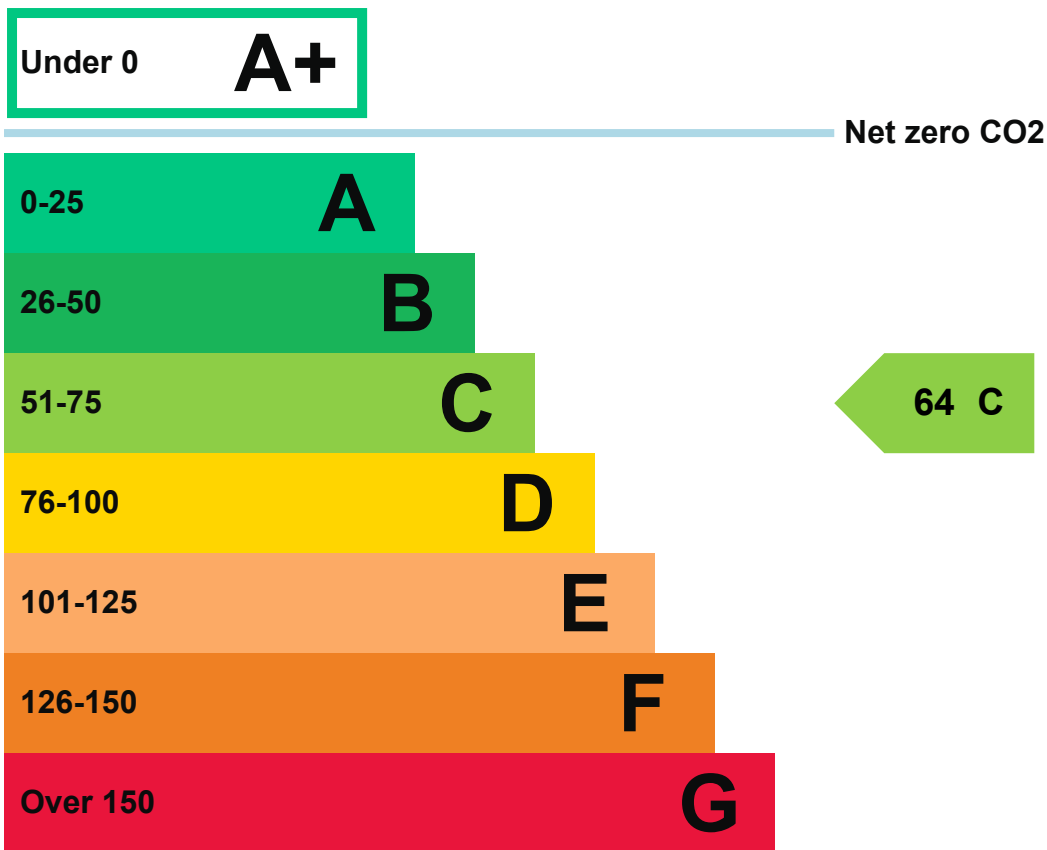
## Rules on letting this property

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 \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is C.



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**



**If typical of the existing stock**



## Breakdown of this property's energy performance

**Main heating fuel**

Oil

**Building environment**

Heating and Natural Ventilation

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<b>Assessment level</b>	3
<b>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)</b>	111.42
<b>Primary energy use (kWh/m<sup>2</sup> per year)</b>	644

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► [About primary energy use](#)

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1654-2283-2624-2005-1742\)](/energy-certificate/1654-2283-2624-2005-1742).

## 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.

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<b>Assessor's name</b>	Adam Bryant
<b>Telephone</b>	07502 335 990
<b>Email</b>	<a href="mailto:adambryant2011@gmail.com">adambryant2011@gmail.com</a>

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### Contacting the accreditation scheme

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

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<b>Accreditation scheme</b>	Elmhurst Energy Systems Ltd
<b>Assessor's ID</b>	EES/019541
<b>Telephone</b>	01455 883 250
<b>Email</b>	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

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## About this assessment

Employer	Nationwide Green solutions
Employer address	Kilmorie House, Furse hill Rd, Ilfracombe, EX34 8HP
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	21 May 2026
Date of certificate	23 May 2026

## Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at [mhclg.digital-services@communities.gov.uk](mailto:mhclg.digital-services@communities.gov.uk) or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

### OGL

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