

# Energy performance certificate (EPC)

PRIMROSE COTTAGE  
STUBB LANE  
SOUTH ELMHAM ST MICHAEL  
NR35 1ND

Energy rating

D

Valid until 13 April 2031

Certificate number

0081-2894-2040-2299-8165

## Property type

Detached house

## Total floor area

179 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 D. It has the potential to be B.

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