

Energy performance certificate (EPC)

30, Tudor Gardens
LEIGH-ON-SEA
SS9 3AF

Energy rating

E

Valid until:

20 April 2026

Certificate number:

8896-7124-4490-8420-6922

Property type

Semi-detached house

Total floor area

157 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 E. It has the potential to be D.

[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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	51 E	
21-38	F		
1-20	G		

https://find-energy-certificate.service.gov.uk/energy-certificate/8896-7124-4490-8420-6922?print=true

1/4