

Energy performance certificate (EPC)

|                                                  |                               |                                                                               |
|--------------------------------------------------|-------------------------------|-------------------------------------------------------------------------------|
| 42, Rectory Close<br>Yate<br>BRISTOL<br>BS37 5SD | Energy rating<br><div>D</div> | Valid until: 11 December 2027<br>Certificate number: 9957-2852-7225-9493-8731 |
|--------------------------------------------------|-------------------------------|-------------------------------------------------------------------------------|

|                  |                     |
|------------------|---------------------|
| 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).