

Energy performance certificate (EPC)

32, Merlin Way
Chipping Sodbury
BRISTOL
BS37 6XP

Energy rating

C

Valid until: 20 February 2023

Certificate number: 2108-3021-7222-0657-3904

Property type	Semi-detached house
Total floor area	81 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).