

# Energy performance certificate (EPC)

14, Clayhill Drive  
Yate  
BRISTOL  
BS37 7DB

Energy rating

**B**

Valid until: **2 December 2025**

Certificate number: **0478-7977-7332-4015-0980**

Property type

Semi-detached house

Total floor area

113 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).