

# Energy performance certificate (EPC)

49, Canterbury Close  
Yate  
BRISTOL  
BS37 5TX

Energy rating

C

Valid until: 22 January 2027

Certificate number: 0435-2847-7295-9123-8331

Property type	Enclosed-end-terrace house
Total floor area	43 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).