## **Energy performance certificate (EPC)**

First Floor Flat 140 Wells Road Totterdown BRISTOL BS4 2AG Energy rating

Valid until: 26 March 2033

Certificate number: 2131-3024-3207-3457-4204

Property type

Top-floor maisonette

Total floor area

97 square metres

## Rules on letting this property

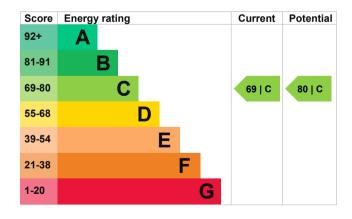
Properties can be let if they have an energy rating from A to E.

You can read <u>guidance</u> for <u>landlords</u> on the <u>regulations</u> and <u>exemptions</u> (<u>https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-quidance</u>).

## **Energy efficiency rating for this property**

This property's current energy rating is C. It has the potential to be C.

<u>See how to improve this property's energy</u> performance.



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