

# Energy performance certificate (EPC)

2 Hyam Cottages  
Bristol Road  
MALMESBURY  
SN16 0RA

Energy rating

C

Valid until: 13 May 2022

Certificate number: 9148-2044-6245-9382-3954

Property type

Semi-detached house

Total floor area

125 square metres

## Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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).

## Energy efficiency rating for this property

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

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		