

Energy performance certificate (EPC)

2 Riverside Close Trowbridge Wiltshire BA14 4BE	Energy rating D	Valid until 4 April 2028 Certificate number 2021-4034-2026-4707-0000
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Property type	2-bed detached 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.ecmc.gov.uk/guidance-for-landlords-on-the-regulations-and-exemptions) (<https://www.ecmc.gov.uk/guidance-for-landlords-on-the-regulations-and-exemptions>).

Energy rating and score

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

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

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

