PACKINGTON
ESTATE

TO LET

UNFURNISHED SEMI DETACHED COTTAGE

12 MAXSTOKE LANE
MERIDEN COVENTRY CV7 7ND

2 bedrooms
Fitted kitchen with dining area
Gas Central heating
Alarm system
Parking
Available February 2018

Packington Hall
Meriden
Warwickshire CV7 7HF

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LOCATION

No.12 Maxstoke Lane is one of four mews-style properties conveniently located in the village of Meriden. The properties are situated within walking distance of Meriden village centre which provides local amenities such as shops, schools, post office and library. The M42, M6 and M40 motorways are within a few minutes drive.

DESCRIPTION

The property is of brick construction under a tiled roof and comprises a hallway, sitting room, kitchen/breakfast room, downstairs WC. There are two bedrooms and a bathroom on the first floor. A gas combi-boiler serves both the hot water and radiators.

GROUND FLOOR

Entrance Hall — The front entrance door leads into the hallway which is carpeted and has a double radiator and doors leading off to:

Sitting Room — **4.791m (max) x 3.118m (max) 15'4" x 10'2"**
Dual aspect and has the benefit of a coal-effect gas fire, wooden mantel and marble hearth with cast iron back. Fitted carpet, television and telephone points

Downstairs WC — With wc and wash hand basin

Storage Cupboard — Under-stair cupboard with ample space for storage

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Kitchen/ Breakfast Room

4.712m (max) x 2.637m (max (15'4" x 8'6")
The kitchen is fitted with floor and wall mounted units including stainless steel sink and drainer. There is an electric hob, fan assisted oven, central heating boiler and plumbing for washing machine.

Landing

Useful double door storage cupboard with light.

Bedroom One

3.127m (max) x 4.728m (max) (10'2" x 15'5")
Double bedroom with fitted carpet, window to front elevation and central heating radiator.

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Bathroom

2.674m (max) x 3.644m (max) (8'7" x 6'2")
Walk in shower area, wash hand basin and wc. Vinyl floor covering.

Bedroom Two

2.739m (max) 3.644m (max) (8'9" x 11'9")
With fitted carpet and window to front elevation. Central heating radiator.

Garden and parking area

Small landscape garden at side of property and tarmacadam driveway with parking for two cars

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GENERAL INFORMATION

The property features double glazed UPVc windows, ample radiators and electricity sockets in all of the rooms.

Rent	£800 pcm. The property is to be offered for let on an Assured Shorthold Tenancy for one year, subject to satisfactory references.
Reservation fee /Deposit	A reservation fee / deposit equal to two month's rent at £1,600 is required. This sum will become the deposit upon commencement of a tenancy. The first month's rent is also payable on commencement of the tenancy.
Application fee	There is a non refundable admin / application fee payable of £200 when applying for this property.
Local Authority	Solihull Metropolitan Borough Council
Council Tax	Valuation Band D
Service Charge	There is an annual service charge for the sewage pumping system, which is divided between four properties.
Viewing	Strictly by prior appointment with the Packington Estate Office:-

Contact: Gail Hinckes
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Website: www.packingtonestate.co.uk

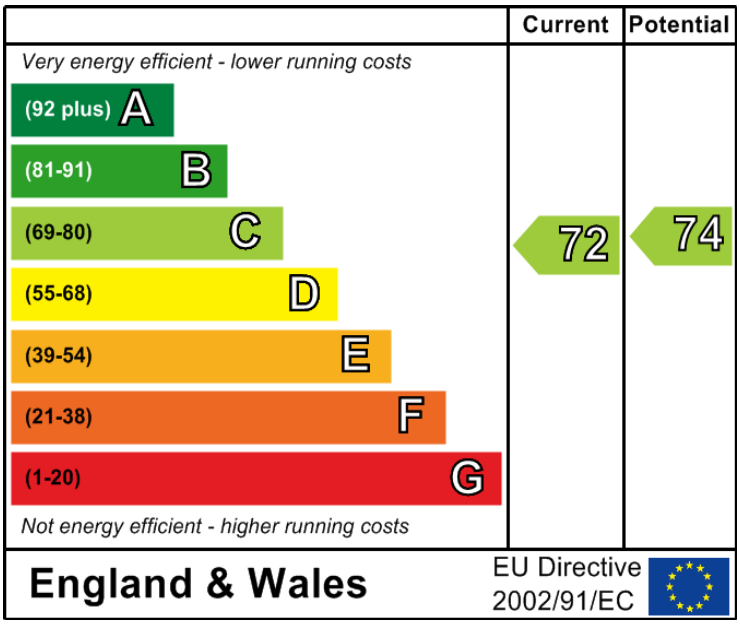
Energy Performance Certificate

12, Maxstoke Lane
Meriden
COVENTRY
CV7 7ND

Dwelling type:	Semi-detached house
Date of assessment:	08 November 2011
Date of certificate:	08 November 2011
Reference number:	0488-1948-6299-9639-1944
Type of assessment:	RdSAP, existing dwelling
Total floor area:	73 m²

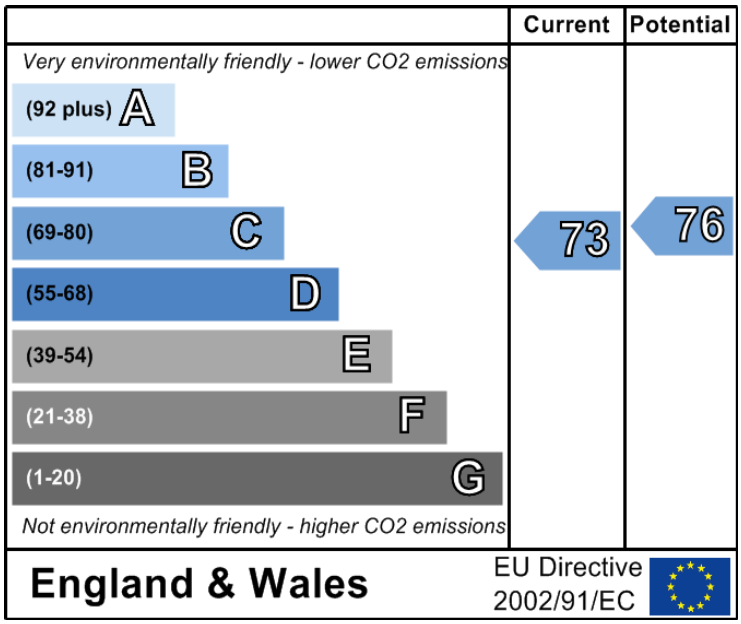
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO_2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO_2) emissions and fuel costs of this home

	Current	Potential
Energy use	173 kWh/m² per year	153 kWh/m² per year
Carbon dioxide emissions	2.4 tonnes per year	2.1 tonnes per year
Lighting	£62 per year	£43 per year
Heating	£393 per year	£372 per year
Hot water	£93 per year	£82 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Stroma Certification, to a scheme authorised by the Government. This certificate was produced using the RdSAP 2009 assessment methodology and has been produced under the Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 as amended. A copy of the certificate has been lodged on a national register.

Assessor's accreditation number:	STRO002414
Assessor's name:	Dean Tranter
Company name/trading name:	CREDIBLE ENERGY LIMITED
Address:	West Lancs Investment Centre, White Moss Business Park SKELMERSDALE, WN8 9TG
Phone number:	01695 552360
Fax number:	0870 386 6101
E-mail address:	hips@credibleenergy.co.uk
Related party disclosure:	No related party

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are as above. You can get contact details of the accreditation scheme from their website at www.stroma.com together with details of their procedures for confirming authenticity of a certificate and for making a complaint.

About the building's performance ratings

The ratings on the certificate provide a measure of the building's overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used. The average Energy Efficiency Rating for a dwelling in England and Wales is band E (rating 50).

Not all buildings are used in the same way, so energy ratings use 'standard occupancy' assumptions which may be different from the specific way you use your home. Different methods of calculation are used for homes and for other buildings. Details can be found at www.communities.gov.uk/epbd.

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings on the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple everyday measures that will save money, improve comfort and reduce the impact on the environment. Some examples are given at the end of this report.

Directgov

Click www.epcadviser.direct.gov.uk our online tool which uses information from this EPC to show you how to save money on your fuel bills.

Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.epcregister.com

Recommendations

The measures below are cost effective. The performance ratings after improvement listed below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table. The indicative costs are representative for most properties but may not apply in a particular case.

Lower cost measures	Indicative Cost	Typical savings per year	Ratings after improvement	
			Energy efficiency	Environmental impact
1 Low energy lighting for all fixed outlets	£8	£15	C 73	C 73
Sub-total		£15		
Higher cost measures				
2 Replace boiler with new condensing boiler	£1,500 - £3,500	£35	C 74	C 76
Total		£50		
Potential energy efficiency rating			**C 74**	
Potential environmental impact (CO_2) rating				**C 76**

Further measures to achieve even higher standards

The further measures listed below should be considered in addition to those already specified if aiming for the highest possible standards for this home. However you should check the conditions in any covenants, planning conditions, warranties or sale contracts. The indicative costs are representative for most properties but may not apply in a particular case.

3 Solar water heating	£4,000 - £6,000	£24	C 76	C 77
4 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£214	B 87	B 88
Enhanced energy efficiency rating			**B 87**	
Enhanced environmental impact (CO_2) rating				**B 88**

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by a reduction in carbon dioxide (CO_2) emissions.

Summary of this home's energy performance related features

The table below gives an assessment of the key individual elements that have an impact on this home's energy and environmental performance. Each element is assessed by the national calculation methodology; 1 star means least efficient and 5 stars means most efficient. The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Element	Description	Current Performance	
		Energy efficiency	Environmental
Walls	Cavity wall, as built, insulated (assumed)	★★★★☆	★★★★☆
Roof	Pitched, 200 mm loft insulation	★★★★☆	★★★★☆
Floor	Solid, insulated (assumed)	-	-
Windows	Fully double glazed	★★★☆☆	★★★☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆	★★★★☆
Secondary heating	Room heaters, mains gas	-	-
Hot water	From main system	★★★★☆	★★★★☆
Lighting	Low energy lighting in 57% of fixed outlets	★★★★☆	★★★★☆
Current energy efficiency rating		**C 72**	
Current environmental impact (CO_2) rating			**C 73**

Low and zero carbon energy sources

None

About the cost effective measures to improve this home's performance ratings

If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

Lower cost measures

These measures are relatively inexpensive to install and are worth tackling first. The indicative costs of measures included earlier in this EPC include the costs of professional installation in most cases. Some of the cost effective measures below may be installed as DIY projects which will reduce the cost. DIY is not always straightforward, and sometimes there are health and safety risks, so take advice before carrying out DIY improvements.

1 Low energy lighting

Low energy light bulbs last up to 12 times longer than ordinary ones and reduce lighting costs.

Higher cost measures

2 New condensing boiler

A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this property. Building Regulations apply to this work.

About the further measures to achieve even higher standards

Further measures that could deliver even higher standards for this home. You should check the conditions in any covenants, planning conditions, warranties or sale contracts before undertaking any of these measures. If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

3 Solar water heating

A solar water heating panel uses the sun to pre-heat the hot water supply, significantly reducing demand on the heating system to provide hot water and hence save fuel and money. You could be eligible for Renewable Heat Incentive payments which could appreciably increase the savings beyond those shown on your EPC, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

4 Solar photovoltaic (PV) panels

A solar PV system converts light directly into electricity via panels placed on the roof and can be used throughout the home. Building Regulations apply to this work and planning restrictions may apply. You could be eligible for a Feed-in Tariff which could appreciably increase the savings beyond those shown on your EPC, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

What can I do today?

Actions that will save money and reduce the impact of your home on the environment include:

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and CO2 emissions.
- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
- Make sure your hot water is not too hot - a cylinder thermostat need not normally be higher than 60°C.
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers
- Close your curtains at night to reduce heat escaping through the windows.
- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme.
- Check the draught-proofing of windows and replace it if appropriate.
- If you have unused open chimneys consider blocking them off (making provision for a ventilation opening and a cowl on top of the chimney to avoid dampness).

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk.