



PACKINGTON  
ESTATE

Property

**TO LET**  
**UNFURNISHED SEMI-DETACHED COTTAGE**



**CORNER COTTAGE**  
**HAMPTON LANE, MERIDEN, COVENTRY, CV7 7JQ**

- ◆ Recently refurbished semi-detached cottage in a central village location
- ◆ Three bedrooms
- ◆ Two reception rooms
- ◆ Private garden, outbuildings and parking
- ◆ Easy access to M42, M6, NEC & Birmingham International Railway Station & Airport

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## PACKINGTON ESTATE

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### LOCATION

The property is located in the village of Meriden, opposite the village green and within walking distance of local amenities such as shops, school, library, doctors surgery, pubs and golf courses.

The property is within easy reach of the M42 (junction 6), M6, the NEC and Birmingham International Railway Station and Airport which are all approx 10 minutes drive away.

### DESCRIPTION

This semi-detached cottage is grade II listed from the early 19<sup>th</sup> Century. The property has recently been refurbished and has new carpets fitted throughout with the exception of the kitchen which has a tiled floor and the bathroom which has vinyl. It has gas fired central heating throughout.

The property briefly comprises:- Two reception rooms, fitted kitchen and pantry, three bedrooms and one bathroom.

Externally:-

Brick and tile outbuilding and lean-to garage, a garden surrounds the house which has a gated drive and parking.

### GROUND FLOOR

The door from the driveway leads into the kitchen and reception rooms:-

#### **Kitchen**

**13' x 11' (max) (3.971m x 3.365m (max))**

Fitted kitchen with cream shaker-style base and wall units, cream tile splash-back and marble-effect work top. Electric oven, gas hob and extractor fan. Single drainer sink with mixer tap. TV aerial point. Pantry with shelving and housing a Vaillant gas boiler. Side elevation window overlooking the driveway and garden.





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**Reception Room 1**

**12' x 14'11" (max) (3.677m x 4.548m (max))**

Gothic window overlooking front elevation, double radiator. Door leading outside to front garden.



**Reception Room 2**

**11'11" x 9'2" (max) (3.656m x 2.803m (max))**

Feature brick fireplace with inset electric fire, gothic window overlooking front elevation, double radiator, TV aerial point.





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**LOWER FIRST FLOOR**

Stairs leading off kitchen to lower first floor landing

**Bedroom 1**

**11'2" x 11'3" (max) (3.407m x 3.427m (max))**

Window overlooking side elevation. Useful storage cupboard with hanging rail. Airing cupboard housing water tank. Access to loft.



**UPPER FIRST FLOOR**

Stairs leading to upper first floor landing

Off the landing there are two further bedrooms and a bathroom. The landing has a double radiator and gothic style window overlooking the front elevation of the property.

**Bathroom**

Newly fitted white suite comprising vanity unit with inset sink and mixer tap, low level flush WC, bath with mixer tap and electric shower over head. The walls are tiled with cream tiles. Gothic window over-looking front elevation



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**Bedroom 2**

**11.92ft x 8.75ft (3.636m x 2.667m)**

Double radiator, built-in storage  
overlooking landing. Access to loft.

cupboard and windows



**Bedroom 3**

**12.29ft x 9.15ft (3.747m x 2.791m)**

Double radiator, built-in storage  
overlooking front elevation. Access to loft

cupboard, gothic window





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### **GARDEN AND EXTERNAL BUILDINGS**

The garden is mostly laid to lawn and there is a gravel drive with gated access and a pedestrian access to the garden.

**Outbuildings**                      Wooden lean-to garage and brick outbuilding.



### **GENERAL INFORMATION**

**Rent**                                      £1,095 per calendar month exclusive of outgoings.  
The property is to be let by way of an Assured Shorthold Tenancy for one year, subject to satisfactory references

**Reservation fee /  
Deposit**                                      A reservation fee the equivalent of two months' rent at £2,190 is required, which will then become the deposit once the tenancy commences. One month's rent is also payable in advance at the commencement of the tenancy.

**Services**                                      There is a fitted gas fired boiler with radiators to all the main rooms. The property is on mains water and drainage. Rain water goes to soakaways.

**Council Tax**                                      Payable to Solihull Metropolitan Borough Council. Valuation Band D.



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**Viewing**

Strictly by appointment with the Packington Estate office:-

Contact: Gail Hinckes  
Telephone: 01676 526716  
Email: [gail@packingtonestate.co.uk](mailto:gail@packingtonestate.co.uk)  
Website: [www.packingtonestate.co.uk](http://www.packingtonestate.co.uk)

**IMPORTANT NOTICE**

Packington Estate Enterprises Limited for themselves and for the Owners of this property whose Agents they are give notice that:-

- i) The particulars are prepared as a general outline only and are for the guidance and convenience of intended Tenants.
- ii) All descriptions, dimensions, distances and orientations are approximate and intended only to give a reasonable impression of the property.
- iii) Nothing in these particulars shall be taken as implying that any necessary planning, building regulation or other consents have been obtained.
- iv) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Prospective Tenants should satisfy themselves as to the condition and details generally.
- v) Any photographs show only parts and aspects of the property at the time when the photographs were taken. These may have changed and it should not be assumed that the property remains precisely as displayed. Furthermore, no assumption should be made in respect of parts of the property which are not shown in the photographs.
- vi) Descriptions of a property are inevitably subjective and descriptions contained herein are used in good faith as an opinion and not by way of a statement of fact.
- vii) No person in the employment of Packington Estate Enterprises Limited has any authority to make or give any representations or warranty in relation to this property.

# Energy Performance Certificate

The Corner Cottage, Hampton Lane, Meriden, COVENTRY, CV7 7JQ

**Dwelling type:** Semi-detached house      **Reference number:** 7398-5061-7229-6521-6974  
**Date of assessment:** 31 January 2019      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 04 February 2019      **Total floor area:** 96 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

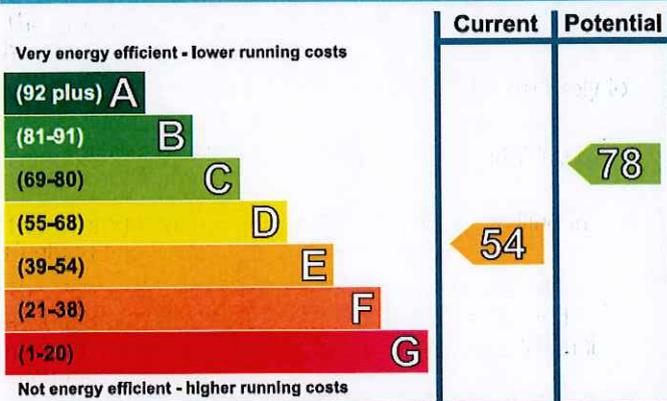
|  |                |
|--|----------------|
| <b>Estimated energy costs of dwelling for 3 years:</b> | <b>£ 3,615</b> |
| <b>Over 3 years you could save</b>                     | <b>£ 1,170</b> |

## Estimated energy costs of this home

|               | Current costs        | Potential costs      | Potential future savings |
|---------------|----------------------|----------------------|--------------------------|
| Lighting      | £ 204 over 3 years   | £ 204 over 3 years   |                          |
| Heating       | £ 2,847 over 3 years | £ 1,998 over 3 years |                          |
| Hot Water     | £ 564 over 3 years   | £ 243 over 3 years   |                          |
| <b>Totals</b> | <b>£ 3,615</b>       | <b>£ 2,445</b>       |                          |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

| Recommended measures                     | Indicative cost  | Typical savings over 3 years |
|--|------------------|------------------------------|
| 1 Internal or external wall insulation   | £4,000 - £14,000 | £ 660                        |
| 2 Floor insulation (solid floor)         | £4,000 - £6,000  | £ 162                        |
| 3 Increase hot water cylinder insulation | £15 - £30        | £ 48                         |

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

### Summary of this home's energy performance related features

| Element               | Description                                    | Energy Efficiency |
|-----------------------|--|-------------------|
| Walls                 | Solid brick, as built, no insulation (assumed) | ★ ★ ☆ ☆ ☆         |
| Roof                  | Pitched, no insulation (assumed)               | ★ ☆ ☆ ☆ ☆         |
| Floor                 | Solid, no insulation (assumed)                 | —                 |
| Windows               | Fully double glazed                            | ★ ★ ★ ☆ ☆         |
| Main heating          | Boiler and radiators, mains gas                | ★ ★ ★ ★ ☆         |
| Main heating controls | Programmer, room thermostat and TRVs           | ★ ★ ★ ★ ☆         |
| Secondary heating     | None   | —                 |
| Hot water             | From main system, no cylinder thermostat       | ★ ★ ★ ☆ ☆         |
| Lighting              | Low energy lighting in all fixed outlets       | ★ ★ ★ ★ ★         |

Current primary energy use per square metre of floor area: 347 kWh/m<sup>2</sup> per year

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.

### Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

### Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

| Heat demand                  | Existing dwelling | Impact of loft insulation | Impact of cavity wall insulation | Impact of solid wall insulation |
|------------------------------|-------------------|---------------------------|----------------------------------|---------------------------------|
| Space heating (kWh per year) | 18,038            | (4,237)                   | N/A                              | (5,216)                         |
| Water heating (kWh per year) | 3,872             |                           |                                  |                                 |

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat, subject to meeting minimum energy efficiency requirements. The estimated energy required for space and water heating will form the basis of the payments. For more information, search for the domestic RHI on the [www.gov.uk](http://www.gov.uk) website.

## Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator). Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

| Recommended measures                   | Indicative cost  | Typical savings per year | Rating after improvement |
|--|------------------|--------------------------|--------------------------|
| Internal or external wall insulation   | £4,000 - £14,000 | £ 220                    | D62                      |
| Floor insulation (solid floor)         | £4,000 - £6,000  | £ 54                     | D64                      |
| Increase hot water cylinder insulation | £15 - £30        | £ 16                     | D65                      |
| Hot water cylinder thermostat          | £200 - £400      | £ 57                     | D67                      |
| Solar water heating                    | £4,000 - £6,000  | £ 43                     | C69                      |
| Solar photovoltaic panels, 2.5 kWp     | £5,000 - £8,000  | £ 299                    | C78                      |

## Opportunity to benefit from a Green Deal on this property

Green Deal Finance allows you to pay for some of the cost of your improvements in instalments under a Green Deal Plan (note that this is a credit agreement, but with instalments being added to the electricity bill for the property). The availability of a Green Deal Plan will depend upon your financial circumstances. There is a limit to how much Green Deal Finance can be used, which is determined by how much energy the improvements are estimated to save for a 'typical household'.

You may be able to obtain support towards repairs or replacements of heating systems and/or basic insulation measures, if you are in receipt of qualifying benefits or tax credits. To learn more about this scheme and the rules about eligibility, call the Energy Saving Advice Service on 0300 123 1234 for England and Wales.

## About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Elmhurst Energy Systems Ltd. You can obtain contact details of the Accreditation Scheme at [www.elmhurstenergy.co.uk](http://www.elmhurstenergy.co.uk).

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at [www.epcregister.com](http://www.epcregister.com). The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at [www.opendatacommunities.org](http://www.opendatacommunities.org).

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit [www.epcregister.com](http://www.epcregister.com). To opt out of having information about your building made publicly available, please visit [www.epcregister.com/optout](http://www.epcregister.com/optout).

**Assessor's accreditation number:** EES/019653  
**Assessor's name:** Mr. James Lee  
**Phone number:** 0121 308 8781  
**E-mail address:** james-lee1@sky.com  
**Related party disclosure:** No related party

There is more information in the guidance document *Energy Performance Certificates for the marketing, sale and let of dwellings* available on the Government website at:

[www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates). It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

## About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 5.9 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 3.1 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.

