

# 4 BEDROOM HOUSE TO LET



**14 THE MEADOWS  
BIDFORD ON AVON  
B50 4AP**

- \* Semi-detached
- \* 4 bedrooms
- \* Family dining kitchen
- \* Off road parking



## **LOCATION**

The property is located in the village of Bidford on Avon situated midway between Evesham and Stratford upon Avon. It is located on a cul-de-sac off Victoria Road and is handily placed for the local amenities.

The property has recently been redecorated throughout and briefly comprises:

### **Ground floor:**

Entrance hallway, lounge, dining kitchen, utility and wc.

**First floor:** Four bedrooms and family bathroom

The property is double glazed and benefits from gas central heating.

In more detail:

## **GROUND FLOOR**

**Entrance** UPVc door leading into the porch area with paviour flooring and doors leading off to:

**Utility** **2.26m (max) x 2.23m (max) (7'5" x 7'4")**  
Complete with freestanding washing machine, tumble dryer and chest freezer. UPVc door leading out on to rear garden.

**Entrance hallway** With wooden flooring and doors off to:

**Lounge** **5.21m (max) x 4.69m (max) (17'1" x 15'5")**

Wooden flooring, feature fireplace and patio doors leading out into rear garden





## Kitchen

**3.78m (max) x 2.56m (max) (12'5" x 8'5")**

Fitted with wall and base units with black marble effect worktop, Kenwood gas oven and hob and fridge freezer. This is open to:



## Dining area

**4.57m (max) x 2.53m (max) (15' x 8'4" max)**



**Downstairs wc**      Comprises wc and wash hand basin

Stairs from inner hallway leading to the first floor:



**Bedroom 1**                      **2.93m (max) x 2.52m (max) (9'7" x 8'3")**



**Bedroom 2**                      **3.85m (max) x 2.65m (max) (12'8" x 8'8")**



**Bedroom 3**                      **2.96m (max) x 2.48m (max) (9'9" x 8'2")**

**Bedroom 4**                      **2.63m (max) x 2.08m (max) (8'8" x 6'10")**

**Family bathroom**    **Comprising bath with shower over, separate newly installed shower cubicle, low flush wc and wash hand basin**





## **EXTERNAL**

A good sized rear garden mainly laid to lawn with a patio area.

## **GENERAL INFORMATION**

<b>Rent</b>	£1095 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. The first month's rent will be payable on commencement of the tenancy.
<b>Holding deposit</b>	A sum equal to one week's rent will be payable when applying for the property. This sum is retained if an applicant fails a Right to Rent check or withdraws from the tenancy. Once a tenancy agreement is entered into this sum will form part of the full Deposit payable (see below).
<b>Deposit</b>	A deposit equal to five week's rent is payable 3 days prior to commencement of a tenancy.
<b>Council Tax</b>	Band C - Council Tax payable to Stratford upon Avon District Council
<b>Viewing</b>	Strictly by prior appointment with Barlow Associates Limited
	Contact: Gail Hinckes Telephone: 01676 522552 / 01676 526716 Facsimile: 01676 523399 Email: <a href="mailto:gail@packingtonestate.co.uk">gail@packingtonestate.co.uk</a>

## **IMPORTANT NOTICE**

Barlow Associates 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 Purchasers.
- 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 Purchasers should satisfy themselves as to the condition and details generally.
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# Energy Performance Certificate



14, The Meadows, Bidford-on-Avon, ALCESTER, B50 4AP

Dwelling type: Semi-detached house

Date of assessment: 28 October 2015

Date of certificate: 29 October 2015

Reference number: 2588-6930-7240-4905-2910

Type of assessment: RdSAP, existing dwelling

Total floor area: 91 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

Estimated energy costs of dwelling for 3 years:

£ 2,187

Over 3 years you could save

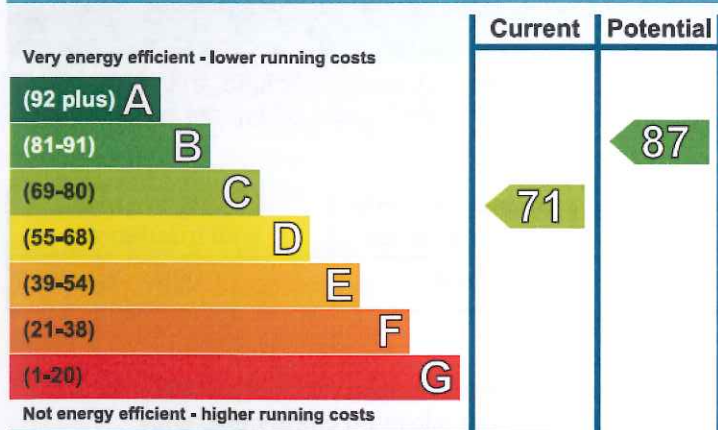
£ 474

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 171 over 3 years	
Heating	£ 1,569 over 3 years	£ 1,323 over 3 years	
Hot Water	£ 375 over 3 years	£ 219 over 3 years	
<b>Totals</b>	<b>£ 2,187</b>	<b>£ 1,713</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 Floor insulation (solid floor)	£4,000 - £6,000	£ 132
2 Low energy lighting for all fixed outlets	£25	£ 60
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 174

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

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.