



PACKINGTON
ESTATE

Property

SEMI-DETACHED BARN CONVERSION TO LET



NO. 2 WARREN FARM BARN KINWALSEY LANE MERIDEN COVENTRY

- **ONE / TWO BEDROOMS**
- **LOUNGE / KITCHEN**
- **DOUBLE GLAZED THROUGHOUT**
- **OVERLOOKING FIELDS**

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Packington Estate Enterprises Ltd. Registered in England No. 2377594
Registered Office: Packington Hall, Meriden, Warwickshire CV7 7HF



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LOCATION

The property is located at the heart of the Packington Estate, north of the A45 and yet it is within approximately 5 minutes drive from the centre of Meriden Village and 10 minutes drive from the M6 and M42, Birmingham International Airport, Railway Station and the N.E.C.

DESCRIPTION

The property is a two storey barn conversion and has recently undergone a major refurbishment. It has an oil fired heating system with underfloor heating on the ground floor and is double glazed throughout. The property is carpeted throughout with the exception of the kitchen area and bathrooms.

The accommodation comprises:

GROUND FLOOR

Kitchen/Lounge

Lounge measures approx: 3.92m (max) x 4.84m (max)

The lounge area is dual aspect with doors leading out into the garden area. It is carpeted and has exposed timber beams and a useful storage cupboard.





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Kitchen measures approx 3.11m (max) x 2.38m (max)

The kitchen area is fitted with floor and wall Shaker style units with black onyx worktop and inset stainless steel single sink and drainer with mixer taps. There is an electric oven and hob with extractor hood over. Oak effect ceramic floor tiles. Space for washing machine and fridge.



Hallway with storage area off measuring 1.79m (max) x 0.79m (max) and doors leading off to;

Bathroom

2.23m (max) x 1.85m (max)

Fitted with a white suite comprising bath, w.c, vanity sink unit and heated towel rail. Exposed timber beams.

Bedroom Two/ Reception Room

4.19m (max) x 3.26m (max)

Carpeted and windows to the front elevation.





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Stairs leading from lounge area to:

Bedroom One

5.09m (max) x 4.96m (max)

Exposed timber beams, carpeted, radiator and Velux roof light and useful storage cupboard.



Ensuite

1.66m (max) x 1.31m (max)

Fitted with white suite comprising vanity sink unit, w.c. enclosed shower cubicle and heated towel rail. Oak effect ceramic floor tiles.





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OUTSIDE

The front of the property is tarmacked and there is parking for two cars. The rear garden has a slabbed patio area and the rest is laid to lawn.

GENERAL INFORMATION

The property is to be let on an Assured Shorthold Tenancy for one year, subject to satisfactory references.

Rent	£950 pcm exclusive of all outgoing.
Holding deposit	A Holding Deposit being the equivalent of one week's rent is payable when applying for the property ie £219. This sum will form part of the Full Deposit payable once an application is complete.
Full Deposit	<p>A sum equal to 5 weeks rent will be payable 3 days prior to commencement of the tenancy ie £1,096 (to include the £219 Holding Deposit referred to above).</p> <p>The first month's rent is also payable upon commencement of the tenancy.</p>
Local Authority	North Warwickshire Borough Council
Services	The property is on mains water and electricity. Central heating is provided by an oil fired boiler. Drainage is to a shared septic tank with the adjacent property.
Viewing	<p>Strictly by prior appointment with the Packington Estate Office:-</p> <p>Contact: Gail Hinckes</p> <p>Tel: 01676 526716 / 01676 522020</p> <p>Fax: 01676 523399</p> <p>Email: gail@packingtonestate.co.uk</p> <p>Website: www.packingtonestate.co.uk</p>



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IMPORTANT NOTICE

Packington Estate Enterprises for themselves 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



2 Warren Barns, Warren Farm, Kinwalsey Lane, Meriden, COVENTRY, CV7 7HT

Dwelling type: Semi-detached bungalow

Date of assessment: 22 November 2016

Date of certificate: 28 November 2016

Reference number: 9641-2882-7193-9626-6775

Type of assessment: RdSAP, existing dwelling

Total floor area: 67 m²

Use this document to:

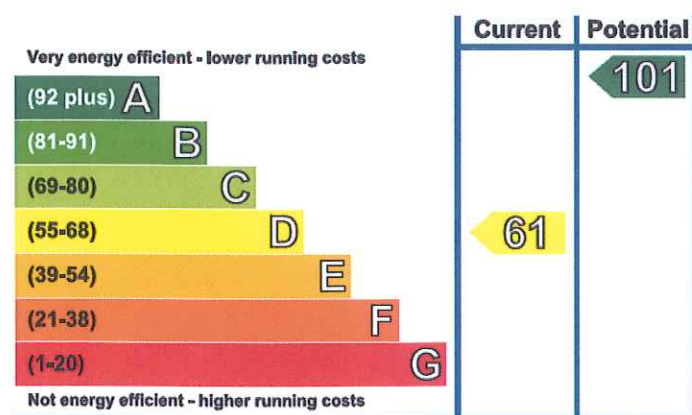
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,920
Over 3 years you could save	£ 153

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 138 over 3 years	£ 138 over 3 years	
Heating	£ 1,281 over 3 years	£ 1,233 over 3 years	
Hot Water	£ 501 over 3 years	£ 396 over 3 years	
Totals	£ 1,920	£ 1,767	

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	Available with Green Deal
1 Solar water heating	£4,000 - £6,000	£ 105	✓
2 High performance external doors	£1,000	£ 48	✓
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 816	✓

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 or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.