



**PACKINGTON
ESTATE**

TO LET

UNFURNISHED SEMI DETACHED COTTAGE



**MILL FARM COTTAGE
BIRMINGHAM ROAD
MERIDEN
CV7 7HE**

- ★ **Three bedrooms**
- ★ **Fitted dining kitchen**
- ★ **Living room with open fireplace**
- ★ **Oil fired central heating**
- ★ **£1325 pcm**

Packington Hall
Meriden
Warwickshire CV7 7HF

T: 01676 522020
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packingtonestate.co.uk



Directors

Lord Aylesford, Lady Aylesford, Lord Guernsey, Lady Guernsey
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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 cottage known as Mill Farm Cottage is part of the Packington Estate, Nr Meriden and is thought to be Georgian in age. The property is semi-detached, has its own grounds and is approached via a shared access off the Birmingham Road. The M42, M6 and M40 motorways are all within a few minutes drive.

Meriden Village is approximately 2 miles away and provides local amenities - shops, schools, library etc.

DESCRIPTION

The cottage is of brick construction with a tiled roof and comprises hallway, lounge, kitchen/breakfast room, downstairs w.c, three bedrooms and family bathroom. Heating is by way of an oil fired central heating system.

GROUND FLOOR

Entrance Hall **2.398m x 2.802m (7'3" x 9'2")** comprising separate cloakroom measuring **1.9m x 1.3m (4'4" x 6'1")**

Kitchen/Breakfast Room **4.746m x 4.551m (14'9" x 15'7")**
A modern fitted kitchen comprising Shaker style cream base and wall units with solid oak worktop, a stainless steel and glass extract over Hotpoint glass induction hob and Indesit stainless steel single oven, single drainer stainless sink and mixer tap





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Living Room

6.773m x 4.770m (15'6" x 22'4")

Dual aspect living room has a fitted carpet and an open fireplace with double windows either side. The rear window is secondary glazed



FIRST FLOOR

Bathroom

2.4m x 2.84 (9'4" x 8'0")

The bathroom is fitted with a white suite comprising bath with overhead shower, w.c. and wash hand basin. Georgian Parquet flooring.

Bedroom One

3.525m x 3.5m (11'6" x 11'6")

With fitted carpet, radiator and window to front elevation

Bedroom Two

3.446m x 3.494m (11'6" x 11'7")

With fitted carpet, radiator and window to front elevation

Bedroom Three

4.78m x 3.155m (10'6" x 15'9")

With fitted carpet, radiator and window to front elevation.

The property has its own rear garden together with car parking for two vehicles at the front of the property.

GENERAL INFORMATION

Rent

£1,325 pcm payable monthly in advance. The property is to be offered to be let on an Assured Shorthold Tenancy, subject to satisfactory references

Holding Deposit

A holding deposit of £305 will be required when applying for the property. If an application is accepted then this sum will form part of the Full Deposit payable.

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| | |
|---------------------|---|
| Full Deposit | <p>A sum equal to 5 weeks rent will be payable 3 days prior to commencement of the tenancy ie £1,525 (to include the £305 referred to above).</p> <p>The first month's rent is also payable upon commencement of the tenancy.</p> |
| Services | <p>The property has an oil fired combination boiler with radiators to all the main rooms. The property is on mains water and private drainage.</p> |
| Council Tax | <p>Payable to North Warwickshire Borough Council. Valuation Band G.</p> |
| Viewing | <p>Strictly by prior appointment with Packington Estate office; Contact: Nick Barlow / Gail Hinckes Tel no: 01676 522020 / 01676 526716 Email: gail@packingtonestate.co.uk</p> |

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 not 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



Mill Farm Cottage, Packington Park, Meriden, COVENTRY, CV7 7HE

Dwelling type: Mid-terrace house
Date of assessment: 27 July 2012
Date of certificate: 27 July 2012

Reference number: 2838-1008-6253-5662-1964
Type of assessment: RdSAP, existing dwelling
Total floor area: 126 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

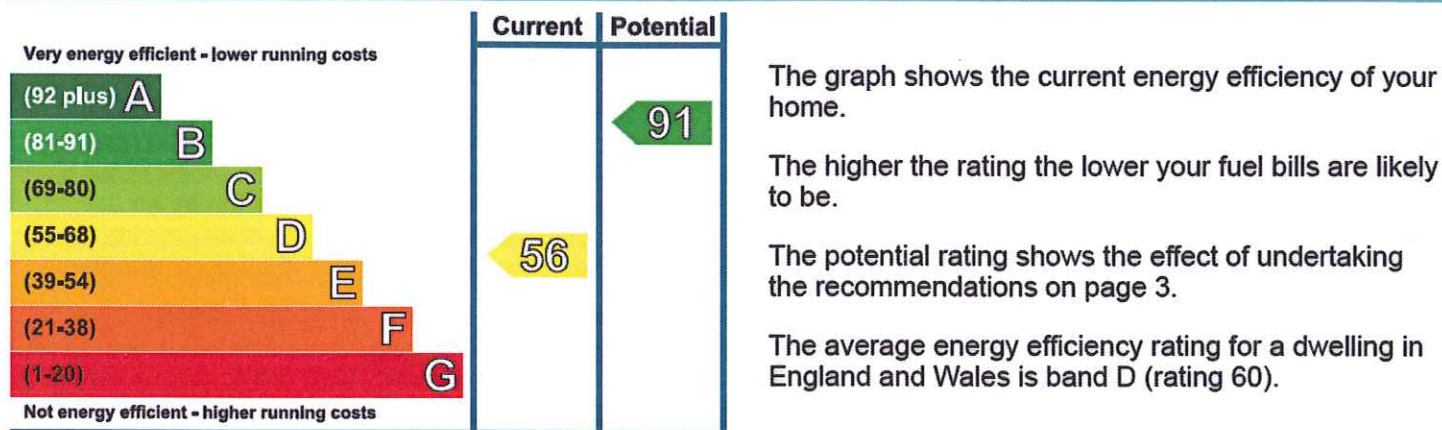
| | |
|--|---------------|
| Estimated energy costs of dwelling for 3 years: | £4,065 |
| Over 3 years you could save | £2,277 |

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|---------------------|---------------------|--------------------------|
| Lighting | £390 over 3 years | £198 over 3 years | |
| Heating | £3,192 over 3 years | £1,284 over 3 years | |
| Hot Water | £483 over 3 years | £306 over 3 years | |
| Totals | £4,065 | £1,788 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



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 Increase loft insulation to 270 mm | £100 - £350 | £99 | ✓ |
| 2 Internal or external wall insulation | £4,000 - £14,000 | £1,215 | ✓ |
| 3 Floor insulation | £800 - £1,200 | £234 | ✓ |

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.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.