



Oaklands Farm
Balsall Street
Balsall Common
Coventry
CV7 7AQ

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3 BEDROOM HOUSE TO LET



**DALE CROFT
CLEEVE ROAD
BIDFORD ON AVON
B50 4NR**

£1,295 per month

LOCATION

The property is located in the small village of Marlcliff and backs on to beautiful countryside. Marlcliff lies approx 2 miles south of Bidford on Avon where the majority of local facilities can be found and approx 6 miles away from Stratford to the east, Alcester to the north and Evesham to the south.

The property is double glazed and benefits from gas central heating and briefly comprises:

Ground Floor: Entrance hallway, lounge, dining kitchen, utility, downstairs wc and a small garage.

First Floor: Three bedrooms and family bathroom.

In more detail:

GROUND FLOOR

Porch Entrance: Leads into hallway with door off to:

Lounge: Comprising a feature brick fireplace and open fire, radiator and window to front elevation.



Dining Kitchen: Fitted with wall and base units, electric oven, gas hob with extractor above and useful pantry area with shelving.



Utility: With vinyl flooring and space for washing machine.

Rear Porch: With door leading into rear garden.

Downstairs wc: Comprising wc and vinyl flooring.

Stairs from the entrance hallway leading to the first floor:

Bedroom 1

Carpeted, radiator and window to front elevation.



Bedroom 2

To rear elevation, carpeted and radiator and views over open fields.



Bedroom 3

To front elevation, carpeted and radiator.



Bathroom

Comprising bath with Triton T80 shower over, wash hand basin and wc.



EXTERNAL

Gardens are mostly laid to lawn with a patio area and the rear garden has views over open fields. There is a driveway leading up to the property for parking and a small integral garage



GENERAL INFORMATION

- Rent:** £1,295 pcm 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.
- Holding Deposit:** 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).
- Deposit:** A deposit equal to five week's rent is payable 3 days prior to commencement of a tenancy.
- Council Tax:** Council Tax is payable to Stratford upon Avon District Council.
- Viewing:** Strictly by prior appointment with Barlow Associates Limited
- Contact:** Nick Barlow / Caroline Barlow
- Telephone:** 01676 522552 / 07503 115573
- Email:** caroline@barlowassociates.net

IMPORTANT NOTICE

Barlow Associates 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 Barlow Associates Limited has any authority to make or give any representations or warranty in relation to this property.

9, Cleeve Road, Marlcliff, Bidford-on-Avon, ALCESTER, B50 4NR

Dwelling type: Detached house
Date of assessment: 03 March 2020
Date of certificate: 03 March 2020
Reference number: 0565-2897-7672-2400-6541
Type of assessment: RdSAP, existing dwelling
Total floor area: 91 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

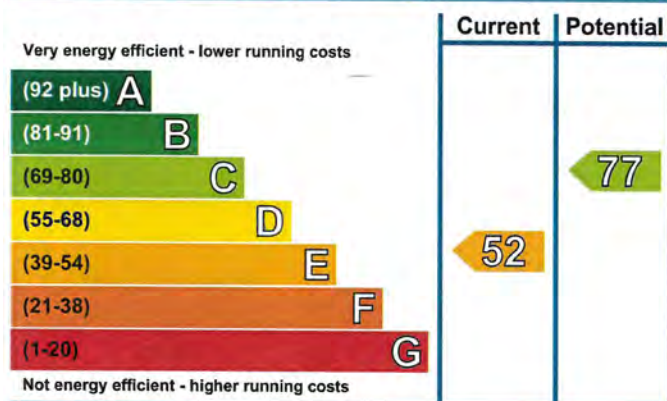
Estimated energy costs of dwelling for 3 years:	£ 3,600
Over 3 years you could save	£ 1,167

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 225 over 3 years	£ 225 over 3 years	
Heating	£ 2,946 over 3 years	£ 1,947 over 3 years	
Hot Water	£ 429 over 3 years	£ 261 over 3 years	
Totals	£ 3,600	£ 2,433	

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 Increase loft insulation to 270 mm	£100 - £350	£ 96
2 Cavity wall insulation	£500 - £1,500	£ 603
3 Internal or external wall insulation	£4,000 - £14,000	£ 123

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 or call freephone 0800 444202. 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	Cavity wall, as built, no insulation (assumed)	★ ★ ☆ ☆ ☆
	Solid brick, as built, no insulation (assumed)	★ ☆ ☆ ☆ ☆
Roof	Pitched, 75 mm loft insulation	★ ★ ★ ☆ ☆
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	Room heaters, dual fuel (mineral and wood)	—
Hot water	From main system	★ ★ ★ ★ ☆
Lighting	Low energy lighting in 93% of fixed outlets	★ ★ ★ ★ ★

Current primary energy use per square metre of floor area: 339 kWh/m² 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.

See addendum on the last page relating to items in the table above.

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)	15,186	(567)	(3,543)	(731)
Water heating (kWh per year)	2,875			

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 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. To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. 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
Increase loft insulation to 270 mm	£100 - £350	£ 32	E53
Cavity wall insulation	£500 - £1,500	£ 201	D61
Internal or external wall insulation	£4,000 - £14,000	£ 41	D62
Floor insulation (solid floor)	£4,000 - £6,000	£ 65	D65
Solar water heating	£4,000 - £6,000	£ 51	D67
Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 330	C77

Alternative measures

There are alternative measures below which you could also consider for your home.

- External insulation with cavity wall insulation

Financial Support and the Green Deal

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 also be able to obtain support towards repairs or replacements of heating systems and/or basic insulation measures under the ECO scheme, provided that you are in receipt of qualifying benefits or tax credits. To learn more about this scheme and the rules about eligibility, visit www.simpleenergyadvice.org.uk or call freephone **0800 444202** 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.

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. 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.

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. To opt out of having information about your building made publicly available, please visit www.epcregister.com/optout.

Assessor's accreditation number: EES/021387
Assessor's name: Mr. Matthew Quirke
Phone number: 07931 752272
E-mail address: mr.quirke@btinternet.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. 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 5.7 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 (CO₂) emissions based on standardised assumptions about occupancy and energy use. The higher the rating the less impact it has on the environment.

