

TO LET

MERROW COTTAGE MOOREND CROSS MATHON MALVERN WORCESTERSHIRE

Pughs

ESTATE AGENTS & VALUERS

Gavel House, Market Street,
Ledbury, Herefordshire, HR8 2AQ
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- Three Bedroom Detached Cottage
- Available Early September'17
- Rental Fees Apply
- Energy Rating 'F'
- Pets and Children Considered
- Potential Long Term Rental

£850 Per calendar month

Energy Performance Certificate



Merrow Cottage
Moorend Cross
Mathon
MALVERN
WR13 5PR

Dwelling type: Detached house
Date of assessment: 9 October 2008
Date of certificate: 9 October 2008
Reference number: 9648-2821-6005-0108-7041
Total floor area: 139 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F	29	35
(1 - 20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F	31	36
(1 - 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	439 kWh/m ² per year	393 kWh/m ² per year
Carbon dioxide emissions	11 tonnes per year	9.9 tonnes per year
Lighting	£120 per year	£63 per year
Heating	£1543 per year	£1409 per year
Hot water	£155 per year	£145 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call **0800 512 012** or visit **www.energysavingtrust.org.uk/myhome**

Merrow Cottage, Moorend Cross, Mathon, Malvern, Worcestershire, WR13 5PR

A delightful period three bedroom detached cottage full of character and charm in a desirable rural location with parking for four vehicles, garage and large mature garden. Available 1st September 2017, viewing recommended.

ENTRANCE PORCH

HALLWAY

With brand new carpet, fitted curtain pole, radiator, under stairs storage, doors off to:

DINING ROOM 2.8M X 5.1M (9'2" X 16'9")

With exposed timbers and beams, radiator, feature inglenook fireplace with traditional bread oven. Radiator, painted tile floor, fitted storage cupboard

BREAKFAST KITCHEN 4.0M X 2.3M (13'1" X 7'7")

Modern fitted base units with marble effect laminate worktop, 1 ½ bowl stainless steel sink and drainer, space for tenants own electric free standing oven. Radiator, exposed timbers, lino floor.

UTILITY ROOM 2.2M X 2.2M (7'3" X 7'3")

With Belfast sink, Worcester oil fired combination central heating boiler, space and plumbing for appliances, fitted shelves, sliding door to W.C

REAR PORCH

With shared window lights to Living room, rear door

LIVING ROOM 7.7M X 3.5M (25'3" X 11'6")

Fitted curtain pole, secondary glazing, stone surround to open fireplace, 2x radiators, recently replaced UPVc double glazed french door.

STAIRS AND LANDING TO FIRST FLOOR

Radiator, fitted carpet, doors off to:

MASTER BEDROOM 4.3M X 3.5M (14'1" X 11'6")

With 2x radiators, secondary glazing, fitted carpet.

BEDROOM TWO 3.4M X 3.0M (11'2" X 9'10")

With exposed timbers and beams, fitted wardrobe, radiator, part double glazed windows, fitted carpet.

FAMILY BATHROOM 3.5M X 2.2M (11'6" X 7'3")

With modern fitted storage cupboards, tiled floor, modern tiled splash backs throughout, panel bath with mixer shower over, shower rail, top flush W.C, vanity basin with storage under, radiator.

BEDROOM THREE 4.1M MAXIMUM X 1.9M MAXIMUM (13'5" MAXIMUM X 6'3" MAXIMUM)

Radiator, fitted wardrobe, fitted carpet.

OUTSIDE

Large mature garden mainly laid to lawn with crazy paved patio and stone retaining wall, off road gravel parking area leading to single garage.

RENT

£850 pcm exclusive

Rental Fees Apply.

SERVICES

Oil fired central heating, mains water, mains electricity, private drainage, telephone subject to BT regulations

COUNCIL TAX

Band E. Rates payable £2106.97 (2017/18)

(Herefordshire Council 01432 260000)

VIEWING

Strictly by appointment with the sole agents Pughs. Tel. 01531 631122

Out of office hours 07710 757489 Jason Thomson

Pughs

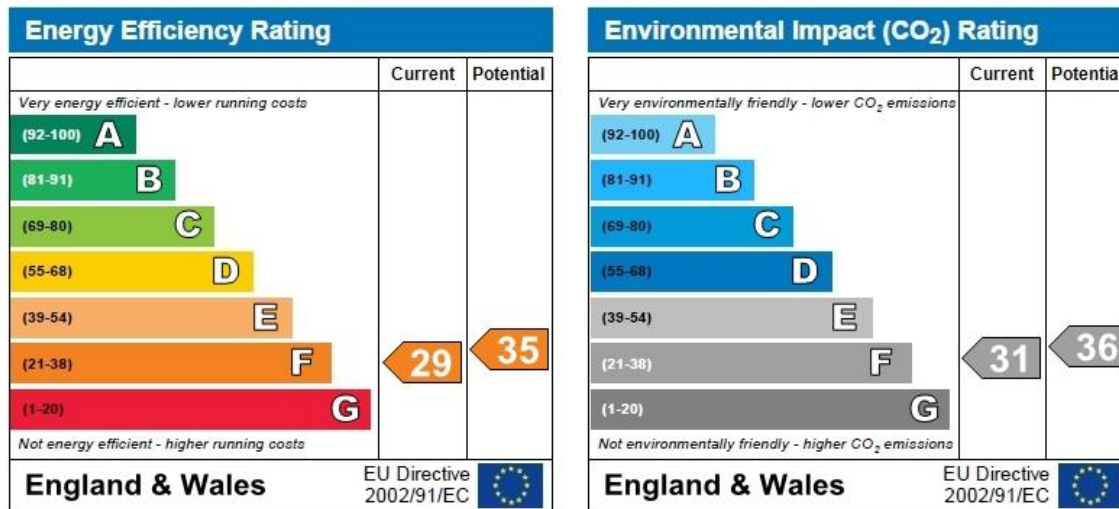
LOCATION MAP



DIRECTIONS

From Ledbury proceed out of the town on the Bromyard Road and pass through Bosbury. Take the first turning to the right signposted to Mathon opposite Hollings Hill Farm. At the T junction at the end of the road turn right where the cottage can be found on the right hand side. Please see Agent's 'To Let' Board.

ENERGY PERFORMANCE CERTIFICATE



AGENTS NOTES

Pughs has joined the Tenancy Deposit Scheme, TDS. It guarantees protection of the deposit; and a fair, independent and expert assessment and settlement of any disputes over its return at the end of a tenancy. This is sometimes needed when landlords and tenants are totally unable to agree the amount due for damage, dilapidation or loss at the end of a tenancy.

The Scheme will allow us to continue to hold your deposit. If there is a dispute over how it should be allocated which we cannot settle, we will be able to refer it to the Independent Complaints Examiner. He will adjudicate within 10 working days of receiving all the necessary papers. There will be no additional charge for the adjudication for future tenancies that are covered by the Scheme.

TENANCY AGREEMENT

All lettings subject to satisfactory references, signing of tenancy agreement and payment of following monies.

The tenancy agreement will be set up on an initial six-month period or shorter by agreement.

Full references required prior to an application being approved, along with a deposit of one months rent (refundable upon departure with a satisfactory inspection of the property by the landlords at the end of the tenancy agreement).

Referencing is charged to the Tenant at a cost of £40.20 incl. VAT per applicant. In the event that references are not satisfactory this fee is non refundable.

Upon satisfactory receipt of references there is a contribution payable by the tenant(s) of £180 incl. VAT towards preparation of Tenancy agreements

For clarification we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing the property.

Pughs, for themselves and for the vendors or Lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of the agent has any authority to make or give any representation or warranty whatever in relation to this property.

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