

TO LET
NEW HOUSE
CREWS HILL
ALFRICK
WORCESTERSHIRE
WR6 5HF

Pughs

ESTATE AGENTS & VALUERS

Gavel House, Market Street,
Ledbury, Herefordshire, HR8 2AQ
Tel: (01531) 631122 Fax: 631818
Email: property@hjpugh.com
Website: www.hjpugh.co.uk



- **Six / Seven bedrooms**
- **Grade II* Listed Queen Anne Style house**
- **Situated in an Area of Outstanding Natural Beauty**
- **Energy Rating G**
- **Viewing recommended**
- **Gas Fired Central Heating**
- **Commuting distance to Malvern Schools,**

£1,350 Per calendar month

Energy Performance Certificate



New House, Crews Hill
Alfrick, WORCESTER
WR6 5HF

Dwelling type: Detached house
Date of assessment: 31 August 2009
Date of certificate: 31 August 2009
Reference number: 0367-2869-6086-0871-9241
Total floor area: 279 m²

This home's performance is rated in terms of 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	4	21
Not energy efficient - higher running costs		
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
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		46
(21-38) F	30	
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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	370 kWh/m ² per year	262 kWh/m ² per year
Carbon dioxide emissions	20 tonnes per year	14 tonnes per year
Lighting	£185 per year	£185 per year
Heating	£3892 per year	£2717 per year
Hot water	£547 per year	£320 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.



Certification mark

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's 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**

New House, Crews Hill, Alfrick, Worcestershire, WR6 5HF

A large Grade II* Listed Queen Anne Style house situated in an Area of Outstanding Natural Beauty with access to Worcestershire Way footpath and within commuting distance of Malvern Schools, Hereford, Worcester, Birmingham and beyond.

Accommodation briefly comprises:

ENTRANCE

HALL

Stairs off, access to cellar under, radiator

LIVING ROOM 4.4M X 4.4M (14'5" X 14'5")

Fireplace, bay window, window shutters and picture rail, wood burner, carpet, radiator

DINING ROOM 4.4M X 4.0M (14'5" X 13'1")

Fireplace, fitted cupboards, bay window, window shutters, wooden floor, decorative open fire, radiator

KITCHEN 4.2M X 3.3M (13'9" X 10'10")

Decorative solid fuel Rayburn, walk in larder, fitted units, stainless steel sink & drainer, electric oven, hob and extractor fan, lino floor

UTILITY 3.9M X 2.9M (12'10" X 9'6")

Belfast sink, space and plumbing for appliances, exposed timbers, rear door, lino floor, W.C

SNUG / OFFICE 4.3M X 3.1M (14'1" X 10'2")

Decorative fireplace, cupboard, window shutters and seat, wooden floor, radiator

REAR HALL

Leading to

IRONING ROOM

Potterton LPG boiler

SHOWER ROOM

With enclosed cubicle, thermostatic mixer shower

INTEGRATED GARAGE

Double doors with inner window/door

FIRST FLOOR

A large landing area leading to:

MASTER BEDROOM 4.5M X 4.1M (14'9" X 13'5")

Fitted cupboards, wooden floor, radiator, with door to dressing room / Bedroom 7, 151 x 101 (4.6m x 3.1m) (max), wooden floor

BEDROOM 2 4.7M X 4.5M (15'5" X 14'9")

Wash hand basin, wooden floor, radiator

BEDROOM 3 4.2M X 3.4M (13'9" X 11'2")

Fitted cupboard, wooden floor, radiator

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New House, Crews Hill, Alfrick, Worcestershire, WR6 5HF

BATHROOM

Bath with shower over, WC, and hand basin, wooden floor, 2 x radiators, airing cupboard

BEDROOM 4 3.6M X 3.4M (11'10" X 11'2")

Carpet, radiator

SECOND FLOOR

LANDING ROOM 3.5M X 3.2M (11'6" X 10'6")

Exposed beams and shell shaped window, wooden floor.

BEDROOM 5 / OFFICE 4.8M X 4.0M (15'9" X 13'1")

Exposed beams, window, wooden floor

BEDROOM 6 / OFFICE 4.8M X 4.0M (15'9" X 13'1")

Exposed beams, window & roof light, wooden floor

OUTSIDE

Gardens surround the house and comprising lawns & vegetable patch, mature trees, shrubs, hedges,

SERVICES

Mains electricity and water connected, Private drainage, LPG fired central heating. Telephone connected subject to BT regulations.

VIEWING

Strictly by appointment with the sole agents Pughs. 01531 631122

Out of office hours Jason Thomson 07710 757489

COUNCIL TAX

BAND G. Rates payable £2804.83 (2018/19)
(Malvern Hills District Council 01684 862151)

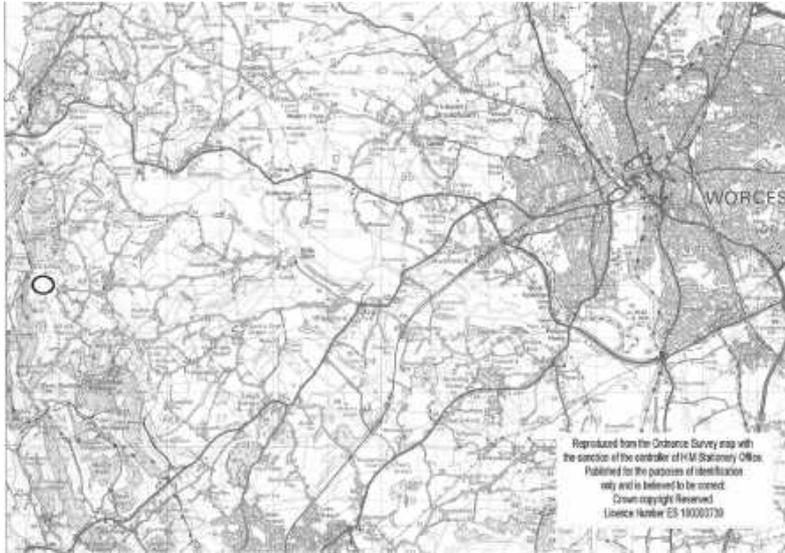
RENTAL

Rental offers based on £1,350 per calendar month exclusive on a Six Month Assured Shorthold Tenancy. Rental Fees Apply.



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LOCATION MAP



DIRECTIONS

ENERGY PERFORMANCE CERTIFICATE

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AGENTS NOTES

Pughs have 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

The tenancy agreement will be set up on an initial twelve month period.

Full references required prior to an application being approved, along with a deposit of two 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.

