

TO LET

**BROOK COTTAGE
POUND BRIDGE
CHAPEL LANE
CRADLEY
MALVERN**

Pughs

ESTATE AGENTS & VALUERS

Gavel House, Market Street,
Ledbury, Herefordshire, HR8 2AQ
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Email: property@hjpugh.com
Website: www.hjpugh.co.uk



- Three / Four bedrooms
- Detached character cottage
- Tranquil and rural location
- Pets & children considered
- Energy Rating 'E'
- Available mid September'19

£950 Per calendar month

Energy Performance Certificate

Brook Cottage, Cradley, MALVERN, WR13 5LF

Dwelling type: Detached house
Date of assessment: 22 May 2014
Date of certificate: 23 May 2014

Reference number: 8024-7625-2440-0362-3926
Type of assessment: RdSAP, existing dwelling
Total floor area: 140 m²

Use this document to:

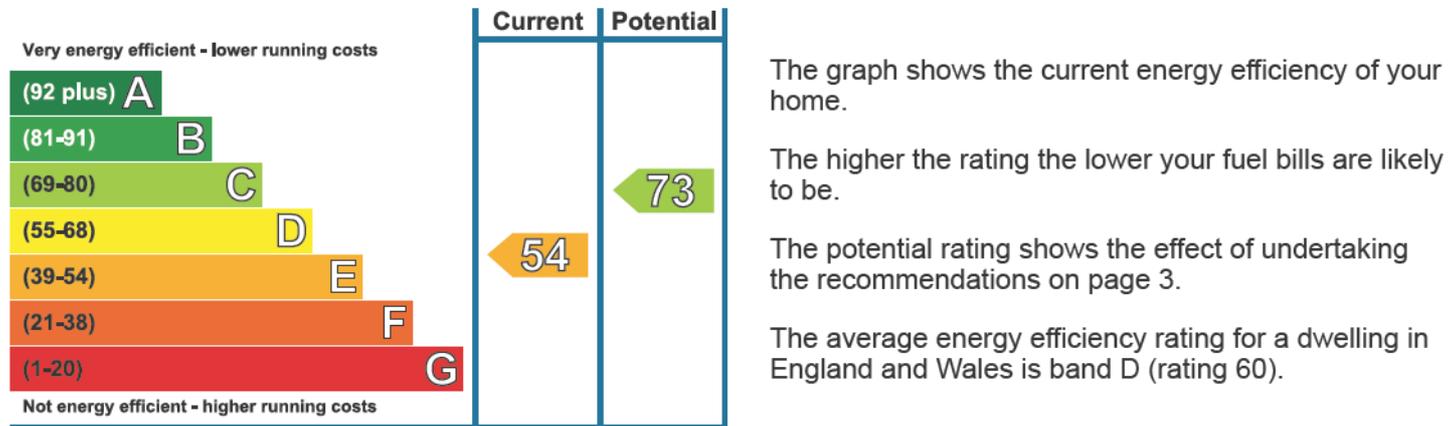
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,623
Over 3 years you could save	£ 948

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 294 over 3 years	£ 204 over 3 years	
Heating	£ 4,017 over 3 years	£ 3,159 over 3 years	
Hot Water	£ 312 over 3 years	£ 312 over 3 years	
Totals	£ 4,623	£ 3,675	

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 Flat roof insulation	£850 - £1,500	£ 174	
2 Cavity wall insulation	£500 - £1,500	£ 177	
3 Internal or external wall insulation	£4,000 - £14,000	£ 150	

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). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Brook Cottage, Pound Bridge, Chapel Lane, Cradley, Malvern, Worcestershire, WR13 5HY

A detached, brick and timber cottage having been well refurbished and offering comfortable family living accommodation with three good sized bedrooms and reception rooms. The property is sat in its own good sized garden with outbuildings, greenhouse and double garage at the end of a no-through road yet with convenient access to Cradley village and its school and amenities together with quick access to Malvern and the A4103 Hereford to Worcester Road.

ENTRANCE PORCH

Glazed, tiled floor

HALL

With tiled floor, under stairs storage cupboard, doors off to:

LIVING ROOM 4.3M X 3.2M (14'1" X 10'6")

Inglenook fireplace, inset log burner, oak flooring, radiator, feature beams

DINING ROOM 3.7M X 3.3M (12'2" X 10'10")

Inglenook fireplace, inset log burner, tiled floor, radiator, feature beams

BREAKFAST KITCHEN 6.6M X 5.1M (21'8" X 16'9")

Open plan area opening out to conservatory with door to rear garden. Modern fitted units with integral oven, halogen hob over, microwave, breakfast bar, space and plumbing for dish washer, Franke 1 ½ bowl stainless steel sink and drainer, Worcester gas fired combi boiler, part tiled floor, part oak floor.

INNER HALL

UTILITY ROOM

Washing machine and tumble drier

SHOWER ROOM

Top flush WC, hand basin, shower cubicle with MIRA electric shower

BEDROOM 4 / SNUG / LIBRARY 4.0M X 3.1M (13'1" X 10'2")

Currently used as a visitors bedroom. Laminate flooring, double timber french doors to rear garden, fitted bookcases

SPLIT LEVEL STAIRS & LANDING

Storage cupboard, loft over, carpet

DOUBLE BEDROOM 3.6M X 3.3M (11'10" X 10'10")

Double aspect, bespoke storage cupboards, laminate flooring, feature beams

Pughs

**Brook Cottage, Pound Bridge, Chapel Lane, Cradley, Malvern, Worcestershire,
WR13 5HY**

BATHROOM 2.3M X 1.7M (7'7" X 5'7")

With white suite comprising top flush WC, basin, 'P' shaped bath, Grohe thermostatic mixer shower and glazed screen over, tiled splashbacks

DOUBLE BEDROOM 4.2M X 3.0M (13'9" X 9'10")

Double fitted wardrobe, fitted storage shelves, feature beams, laminate flooring

DOUBLE BEDROOM 4.0M X 3.3M (13'1" X 10'10")

Vaulted ceiling with Velux window, storage cupboard and eaves storage, laminate flooring, Juliette balcony

OUTSIDE

Mature gardens with large lawn, trees, borders, polycarbonate greenhouse, storage sheds, log shed, double garage

SERVICES

We understand from the Landlord that mains electricity, gas, water and drainage are connected. Gas 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 E. Rates payable £2287.48 (2019/20)
(Herefordshire Council 01432 260000)

RENT

£950 per calendar month exclusive. Rental Fees Apply.



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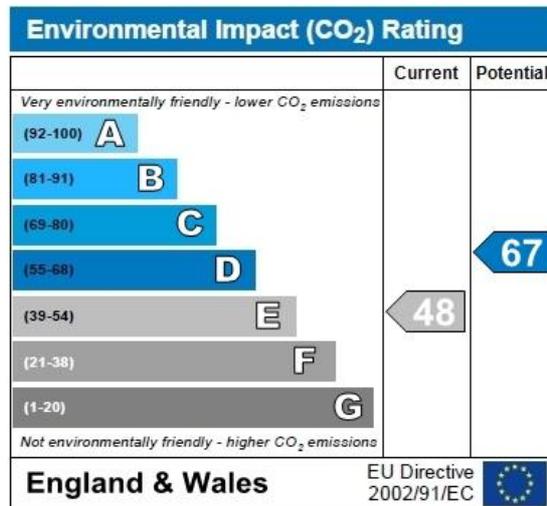
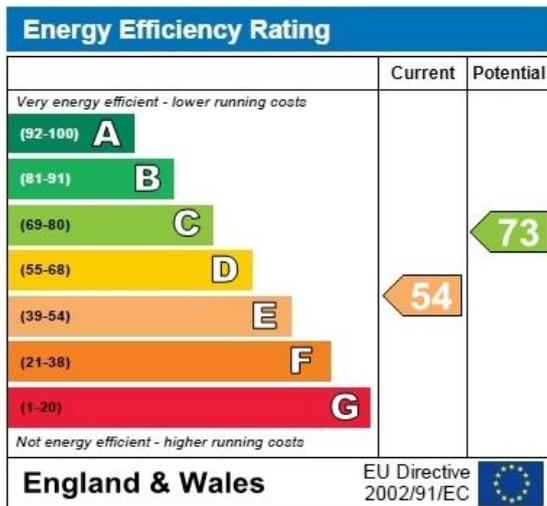
LOCATION MAP



DIRECTIONS

Approaching from the Worcester direction on the A4103 take the first turning sign posted to Cradley on the left hand side. Pass the primary school on the right and continue around the bends and down the hill. At the bottom of the hill turn right at the post office (by post box and phone box), into Brookside. Proceed along Brookside and take the first turning on the right. Continue along the road until the end where the property can be found directly in front of you.

ENERGY PERFORMANCE CERTIFICATE



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 six-month period.

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).

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.

