

# TO LET

## THE COACH HOUSE HILLCOURT FARM WELLAND MALVERN WORCESTERSHIRE

*Pughs*

ESTATE AGENTS & VALUERS

Hazle Meadows Auction Centre, Ross Road,  
Ledbury, Herefordshire, HR8 2LP  
Tel: (01531) 631122 Fax: 631818  
Email: [property@hjpugh.com](mailto:property@hjpugh.com)  
Website: [www.hjpugh.co.uk](http://www.hjpugh.co.uk)



- Two Bedroom
- Recently converted
- Immaculately Presented
- Pets considered
- Energy Rating C
- Available Immediately

## £1,000 Per calendar month

# Energy performance certificate (EPC)

Coach House  
Hillcourt Farm  
Welland  
Malvern  
WR13 6NH

Energy rating

C

Valid until 6 December 2030

Certificate number

**9330-3273-0020-2600-**

**3071**

|                      |                |
|----------------------|----------------|
| <b>Property type</b> | Detached house |
|----------------------|----------------|

|                         |                   |
|-------------------------|-------------------|
| <b>Total floor area</b> | 111 square metres |
|-------------------------|-------------------|

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

# **The Coach House, Hillcourt Farm, Welland, Malvern, Worcestershire, WR13 6NH**

The Coach House is a newly converted barn conversion within a range of similar conversions and offers superior internal living accommodation complimented by a high standard of finish and attention to detail internally. Available immediately

## **ENTRANCE**

Glazed oak door to

## **ENTRANCE HALLWAY**

Tiled floor, radiator

## **KITCHEN 3.9M X 3.1M (12'10" X 10'2")**

Comprising fitted wall and base units incorporating 1½ bowl stainless steel sink unit and drainer, integral fridge and freezer, dishwasher, electric oven with four ring hob and extractor over, radiator, tiled floor, under stairs storage cupboard

## **UTILITY ROOM**

Comprising fitted wall and base units, space and plumbing for appliances, gas fired boiler, tiled floor, rear oak glazed external door

## **BATHROOM 2.1M X 1.9M (6'11" X 6'3")**

White suite comprising W.C, hand basin in vanity unit, bath with shower over, heated towel rail, tiled floor, shower board walls

## **LIVING ROOM 7.1M X 4.8M (23'4" X 15'9")**

Tiled floor with underfloor heating, exposed timbers and beams, oak door to front with frosted glass

## **FIRST FLOOR**

## **LANDING**

## **BEDROOM 5.3M X 3.1M MAXIMUM (17'5" X 10'2" MAXIMUM)**

Radiator, Velux window, frosted glass pane, reduced head height

## **BEDROOM 5.2M X 3.1M (17'1" X 10'2")**

Velux window, radiator, reduced head height

## **OUTSIDE**

Private rear lawned garden and front gravel covered garden with adjacent patio terrace, gravel parking area to front.

## **SERVICES**

We understand from the Landlords that mains water, gas and electricity are connected to the property. Private Drainage which is included in rent. Telephone subject to BT regulations. Fibre Internet connected

## **RENT**

£1,000 per calendar month inclusive of drainage

## **VIEWING**

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

Out of office hours 07710 757489 Jason Thomson

## **COUNCIL TAX**

Council tax band D £1,913.00 (2021-2022)

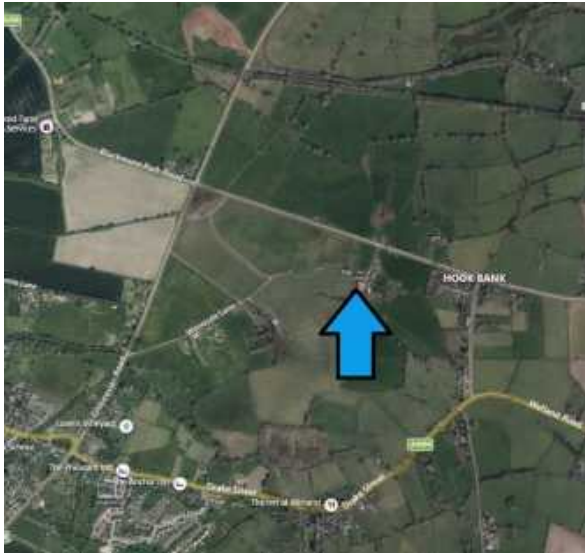
Malvern Hills District Council telephone 01684 862151

## **RIGHT TO RENT REGULATIONS**

To comply with Right to Rent Regulations, prospective tenants will be asked to produce identification documentation and proof of residency at the time of making an application

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## LOCATION MAP



## DIRECTIONS

From the centre of Welland, proceed towards Hanley Swan on the B4208 at the crossroads turn right towards Upton upon Severn, after half a mile take the farm drive on the right hand side, proceed down the drive where The Coach House can be found on the third on the right hand side.

## ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating                    |           |            |
|---|-----------|------------|
|   | Current   | Potential  |
| Very energy efficient - lower running costs |           |            |
| (92 plus) <b>A</b>                          |           | <b>108</b> |
| (81-91) <b>B</b>                            |           |            |
| (69-80) <b>C</b>                            | <b>80</b> |            |
| (55-68) <b>D</b>                            |           |            |
| (39-54) <b>E</b>                            |           |            |
| (21-38) <b>F</b>                            |           |            |
| (1-20) <b>G</b>                             |           |            |
| Not energy efficient - higher running costs |           |            |
| England & Wales EU Directive 2002/91/EC     |           |            |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |          |           |
|---|----------|-----------|
|   | Current  | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |          |           |
| (92-100) <b>A</b>   |          |           |
| (81-91) <b>B</b>  |          |           |
| (69-80) <b>C</b>  |          |           |
| (55-68) <b>D</b>  |          |           |
| (39-54) <b>E</b>  |          |           |
| (21-38) <b>F</b>  |          |           |
| (1-20) <b>G</b>   | <b>1</b> | <b>1</b>  |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |          |           |
| England & Wales EU Directive 2002/91/EC                         |          |           |

### 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 five weeks 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/tenants that we have prepared these 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/rent, 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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