

# TO LET

## BROOKFIELD SCHOOL LANE PENDOCK GLOUCESTERSHIRE GL19 3PW

*Pughs*

ESTATE AGENTS & VALUERS

Hazle Meadows Auction Centre, Ross Road,  
Ledbury, Herefordshire, HR8 2LP  
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- Four Bedroom
- Detached House
- Rural Location
- Pets and Children Considered
- Energy rating E
- Available December 2020

## £975 Per calendar month

# Energy Performance Certificate

Brookfield, Pendock, GLOUCESTER, GL19 3PW


**Dwelling type:** Detached house  
**Date of assessment:** 22 June 2016  
**Date of certificate:** 22 June 2016

**Reference number:** 2628-1036-7296-4956-5980  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 106 m<sup>2</sup>

## Use this document to:

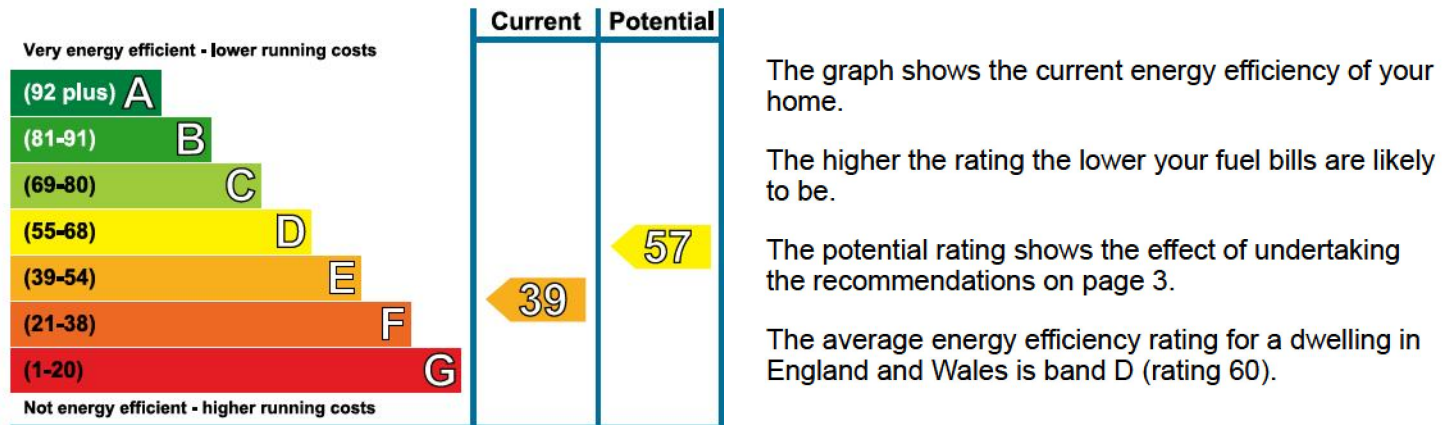
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,665</b>
<b>Over 3 years you could save</b>	<b>£ 744</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 240 over 3 years	
Heating	£ 3,789 over 3 years	£ 3,273 over 3 years	
Hot Water	£ 636 over 3 years	£ 408 over 3 years	
<b>Totals</b>	<b>£ 4,665</b>	<b>£ 3,921</b>	

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 Increase loft insulation to 270 mm	£100 - £350	£ 156	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 360	✓
3 Solar water heating	£4,000 - £6,000	£ 231	✓

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](http://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.

# Brookfield, School Lane, Pendock, Gloucestershire, GL19 3PW

Brookfield is a detached four bedroom house within the catchment area of the popular Pendock Primary School and situated within easy commuting distance to the M50 junction 2. The property provides good family living space and is available on a long term rental basis. Pets and children considered.

## ENTRANCE

Timber door to

## HALLWAY

Radiator, fitted carpet, smoke alarm

## CLOAKROOM

White suite comprising W.C, hand basin, radiator, lino floor, extractor fan

## LIVING ROOM 5.7M X 5.6M MAXIMUM (18'8" X 18'4" MAXIMUM)

Open fireplace with stone hearth and surround, French doors to rear, TV point, two radiators, under stairs cupboard, fitted carpet, fitted curtain poles and rings, wall lights

## KITCHEN 3.6M X 2.7M (11'10" X 8'10")

Fitted timber wall and base units incorporating 1½ bowl sink unit and drainer, space for appliances, Beko electric fan oven with electric hob and extractor over, tiled splashbacks, lino floor, radiator, BT socket, fitted blind

## UTILITY ROOM 3.5M X 1.5M (11'6" X 4'11")

Comprising fitted base units with worktop over, space and plumbing for appliances, Worcester gas boiler, radiator, extractor fan, pedestrian door to side

## INTEGRAL GARAGE 4.8M X 2.1M (15'9" X 6'11")

## STAIRS AND LANDING

Access to loft and airing cupboard, radiator, carpet, smoke alarm

## BEDROOM 5.5M X 3.4M MAXIMUM (18'1" X 11'2" MAXIMUM)

Two storage cupboards, fitted curtain poles and rings, radiator, carpet

## BEDROOM 3.5M X 2.4M (11'6" X 7'10")

Storage cupboard, radiator, fitted curtain poles and rings, carpet

## BEDROOM 3.6M X 2.7M (11'10" X 8'10")

Storage cupboard, radiator, fitted curtain poles and rings, carpet

## BEDROOM 2.5M X 2.2M (8'2" X 7'3")

Storage cupboard, radiator, fitted curtain poles and rings, carpet

## BATHROOM

White suite comprising W.C, hand basin, bath with shower over, radiator, extractor fan, carpet

## OUTSIDE

Off road parking to the front of the property for several vehicles with lawn. Paths to either side of the property lead to the rear garden comprising patio area and lawn

## SERVICES

Mains water, drainage and electricity are connected to the property. Private LPG gas. Telephone subject to BT regulations.

## RENT

£975 per calendar month exclusive

## COUNCIL TAX

Council tax band E £2,270.00 (2020/2021)

Malvern Hills District Council telephone 01684 862151

## VIEWING

Strictly by appointment with agents Pughs. Tel. 01531 631122

Out of office hours 07710 757489 Jason Thomson

## 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

The logo for Pughs is a blue rectangle with a white border. Inside the rectangle, the word "Pughs" is written in a white, cursive, serif font.

## LOCATION MAP



## DIRECTIONS

From the M50 junction 2 proceed towards Gloucester on the A417 and take the second turning to the left signposted to Pendock. Proceed to the crossroads in the centre of the village and go straight on. After having crossed over the M50 motorway you will see Pendock Primary school on the right hand side. Brookfield is on the Left hand side. Please see Agents "To Let" board

## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>57</b>
(39-54) <b>E</b>		<b>39</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>68</b>
(39-54) <b>E</b>		<b>53</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	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.

