

TO LET

THE STABLE FLAT OLD COLWALL HOUSE MALVERN WORCESTERSHIRE WR13 6HF

Pughs

ESTATE AGENTS & VALUERS

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



- Three double bedrooms
- Set within the grounds of large Country House
- Off road parking
- Large rear garden and storage shed
- Energy Rating 'D'
- Available immediately

£950 Per calendar month

Energy Performance Certificate


The Stable Flat, Old Colwell House, Old Colwall, MALVERN, WR13 6HF

Dwelling type:	Top-floor flat	Reference number:	8434-6322-8590-3850-9996
Date of assessment:	10 February 2014	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	10 February 2014	Total floor area:	91 m ²

Use this document to:

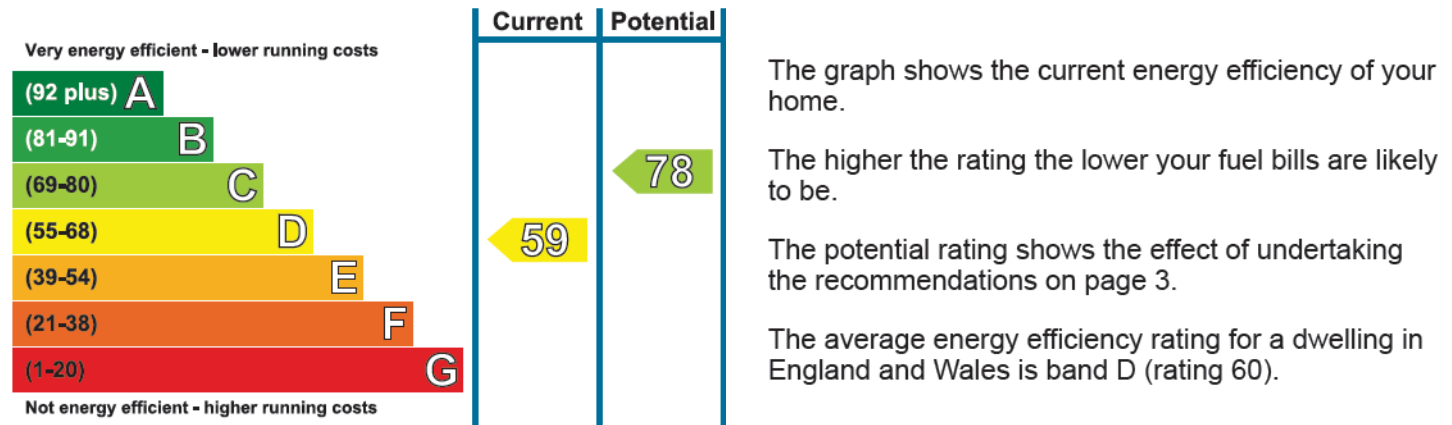
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,558
Over 3 years you could save	£ 1,692



Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 189 over 3 years	
Heating	£ 2,841 over 3 years	£ 1,197 over 3 years	
Hot Water	£ 474 over 3 years	£ 480 over 3 years	
Totals	£ 3,558	£ 1,866	

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 Internal or external wall insulation	£4,000 - £14,000	£ 1,407	
2 Draught proofing	£80 - £120	£ 48	
3 Low energy lighting for all fixed outlets	£20	£ 45	

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.

The Stable Flat, Old Colwall House, Malvern, Worcestershire, WR13 6HF

A detached period property built in 1840 situated above the former stables in the grounds of a large country house. Accessed from a private driveway, the property provides privacy and seclusion yet close to Eastnor Castle Estate, the historic market town of Ledbury with easy access to Colwall village and the Malvern Hills Area of Outstanding Natural Beauty.

ENTRANCE PORCH

Tiled floor

HALLWAY

Coat hooks, exposed beams, plumbing for washing machine, meter cupboard, lino floor, radiator

BEDROOM ONE 9'9" X 14'3" (2.97M X 4.34M)

Exposed beams, double aspect, sash window, carpet, radiator

KITCHEN / DINER 10'5" X 19'1" (3.18M X 5.82M)

Exposed beams, double aspect, sash window, fitted wall and base units, stainless steel sink and drainer, plumbing for appliance, space for electric cooker, lino floor, two radiators.

LIVING ROOM 14'2" X 19'5" (4.32M X 5.92M)

Exposed beams, clock tower above, double aspect, sash window, access to loft, fireplace with log burner, carpet, fitted shelves, two radiators

HALLWAY

(with radiator) leading to:

BEDROOM TWO 15'8" X 10'6" (4.78M X 3.20M)

Access to loft, sash window, radiator, carpet

BEDROOM THREE 10'11" X 9'5" (3.33M X 2.87M)

Exposed beams, sash window, carpet, airing cupboard with radiator

BATHROOM

Exposed beams, W.C., basin, bath with thermostatic direct supply shower over, lino floor, radiator

OUTSIDE

A private driveway leads to the rear of the property where there is a large garden with useful storage shed. The landlord may permit the use of the tennis and squash courts within the grounds to the main house, subject to prior arrangement.

SERVICES

We understand from the Landlord that there is a private water supply and drainage to the property. Mains electricity, telephone subject to BT regulations. Oil fired central heating system. Service charge of £25 per calendar month to cover operating expenses of private water supply.

COUNCIL TAX

BAND D. Rates Payable £2094.86 (2021 - 2022)
(Herefordshire Council 01432 260000)

RENT

£950 per calendar month exclusive

VIEWING

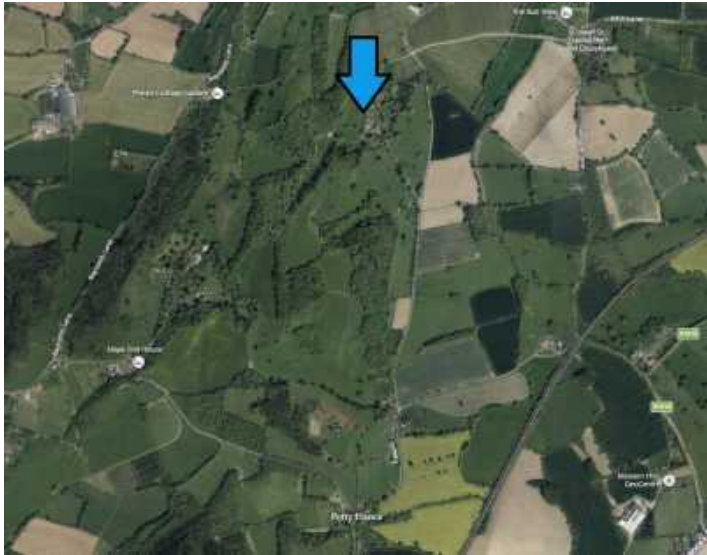
Strictly by appointment with agents Pughs. Tel. 01531 631122
Out of office hours 07710 757489 Jason Thomson

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, italicized serif font.

LOCATION MAP



DIRECTIONS

From Ledbury proceed along the A449 towards Malvern. Take the first left to Coddington/ Colwall, continue to the crossroads and go straight over, proceed approximately three miles and the drive will be located on the left adjacent to a white Lodge Cottage

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			78
(55-68) D	59		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E	51		
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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.

