



PACKINGTON  
ESTATE

Property

## DETACHED COTTAGE TO LET



### FORD COTTAGE, PACKINGTON PARK, MERIDEN, WARWICKSHIRE, CV7 7HF

- \* Rural location with views of open countryside
- \* Recently refurbished including newly fitted kitchen
- \* Three reception rooms
- \* Four bedrooms

Packington Hall  
Meriden  
Warwickshire CV7 7HF

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[packingtonestate.co.uk](http://packingtonestate.co.uk)



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Registered Office: Packington Hall, Meriden, Warwickshire CV7 7HF



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### LOCATION

Ford Cottage is located within Packington Park, off the A45 near Meriden, and is surrounded by open countryside. The village of Meriden is approximately 3.5 miles away and provides amenities that include shops, primary school, library and doctors surgery. The property is a short drive from the M6, M6 Toll, M42 and M40 motorway, and the N.E.C, Birmingham Airport and Birmingham International Railway Station are within easy reach.

### DESCRIPTION

The detached cottage has recently been refurbished and is of brick and tile construction under a tiled roof. The property has recently been decorated and new carpets have been fitted, along with a new kitchen. The cottage is located within Packington Park.

### GROUND FLOOR

#### Utility

**2.9m x 2m (9'5" x 6'6") (max)**

With floor and wall mounts units with laminate worktop with space for a washing machine and dishwasher.

#### WC

With WC, sink and cupboard housing the boiler.

#### Kitchen

**2.1m x 1.7m (6'9" x 5'6") (max)**

Recently fitted kitchen with floor and wall mounted units in Chelford ivory with laminate worktop and inset stainless steel sink with mixer tap, integrated electric oven, hob and extractor fan.





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- Larder** Floor and wall mounted units with laminate worktop with space for a fridge freezer.
- Hallway** With staircase to the first floor and door providing access to the garden.
- Reception Room 1** **3.7m x 3.8m (12'1" x 12'5") (max)**  
With tiled floor, feature brick fireplace (decorative only) and radiator



- Reception Room 2** **6.4m x 5.5m (20'9" x 18'1") (max)**  
Dual aspect room with newly fitted carpet, radiator and door leading out to front patio.





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### **Reception Room 3** 3.7m x 3.9m (12'1" x 12'8") (max)

Newly fitted carpet, radiator, windows to 3 elevations and door leading out to front patio.



### **FIRST FLOOR** **Bedroom 1**

### **3.0m x 3.8m (9'8" x 12'5") (max)**

Double bedroom with newly fitted carpet, window overlooking rear elevation, radiator and useful walk in storage cupboard



### **Bathroom**

Comprising enclosed corner shower cubicle, wash hand basin, low level wc and chrome ladder heated towel rail.



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**Bedroom 2**      **2.2m x 3.0m (7'2" x 9'8") (max)**  
Newly fitted carpet, radiator and window to side elevation

**Bedroom 3**      **3.0m x 3.8m (7'2" x 12'5") (max)**  
Double bedroom with newly fitted carpet, window overlooking rear elevation,  
radiator and useful walk in storage cupboard



**Bedroom 4**      **5.5m x 3.1m (18'1" x 10'1") (max)**  
Double bedroom with radiator, newly fitted carpet and windows overlooking  
front and side elevations





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### EXTERNAL

The garden wraps around the property and is mostly laid to lawn with mature shrubs and timber fencing forming the boundary. There is a large patio area between the property and a separate outbuilding. A driveway provides parking for up to 3 vehicles.



### GENERAL INFORMATION

The property is to be let by way of an Assured Shorthold Tenancy for 12 months, subject to satisfactory references.

- Rent** £2,300 pcm exclusive of all outgoing.
- Holding Deposit** A Holding Deposit being the equivalent of one week's rent is payable when applying for the property i.e. £530. This sum will form part of the Full Deposit payable once an application is complete.
- Full Deposit** A sum equal to five week's rent will be payable three days prior to commencement of the tenancy i.e. £2,650 (to include the £530 Holding Deposit referred to above).
- The first month's rent is also payable upon commencement of the tenancy.
- Services** The property has an oil-fired boiler with radiators to all the main rooms. Drainage is to a private sewage treatment plant.



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<b>Council Tax</b>	Band F. Payable to North Warwickshire Borough Council.
<b>Viewing</b>	Strictly by appointment only through Packington Estate Enterprises Ltd Contact: Gail Hinckes Tel: 01676 526716 Email: <a href="mailto:gail@packingtonestate.co.uk">gail@packingtonestate.co.uk</a> Website: <a href="http://www.packingtonestate.co.uk">www.packingtonestate.co.uk</a>

### IMPORTANT NOTICE

Packington Estate Enterprises Limited for themselves and for the Owners of this property whose Agents they are give notice that:

- i. The particulars are prepared as a general outline only and are the guidance and convenience of intended Tenants.
- ii. All descriptions, dimensions, distances, and orientations are approximate and intended only to give a reasonable impression of the property.
- iii. Nothing in these particulars shall be taken as implying that any necessary planning, building regulation or other consents have been obtained.
- iv. Nothing in these particulars shall be deemed to be a statements that the property is in good condition or otherwise nor that any services or facilities are in good working order. Prospective Tenants should satisfy themselves as to the condition and details generally.
- v. Any photographs show only parts and aspects of the property at the time, with the photographs w3eere taken. These may have changed and it should not be assumed that the property remains precisely as displayed. Furthermore, no assumption should be made in respect of parts of the property which are not shown in the photographs.
- vi. Descriptions of a property are inevitably subjective, and descriptions contained herein are used in good faith as an opinion and not by way of a statement of fact.
- vii. No person in the employment of Packington Estate Enterprises Limited has any authority to make or give any representations or warranty in relation to this property.

# Energy performance certificate (EPC)

Ford Cottage  
Packington Park  
Meriden  
COVENTRY  
CV7 7HF

Energy rating

E

Valid until: 20 March 2034

Certificate number: 2534-3227-4300-0060-6222

Property type	Detached house
Total floor area	157 square metres

## Rules on letting this property

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

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 rating and score

This property's energy rating is E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



## Breakdown of property's energy performance

### Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Poor
Roof	Pitched, 200 mm loft insulation	Good
Roof	Pitched, 50 mm loft insulation	Poor
Window	Some double glazing	Very poor
Main heating	Boiler and radiators, oil	Average
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 223 kilowatt hours per square metre (kWh/m<sup>2</sup>).

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## How this affects your energy bills

An average household would need to spend **£2,214 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £834 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2024** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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### Heating this property

Estimated energy needed in this property is:

- 24,431 kWh per year for heating
  - 2,778 kWh per year for hot water
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## Impact on the environment

This property's environmental impact rating is E. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

## Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 9.2 tonnes of CO<sub>2</sub>

This property's potential production 2.7 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

## Changes you could make

Step	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£480
2. Floor insulation (solid floor)	£4,000 - £6,000	£144
3. Solar water heating	£4,000 - £6,000	£67
4. Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£144
5. Solar photovoltaic panels	£3,500 - £5,500	£548
6. Wind turbine	£15,000 - £25,000	£1,111

## Help paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme \(https://www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme). This will help you buy a more efficient, low carbon heating system for this property.

## More ways to save energy

Find ways to save energy in your home by visiting [www.gov.uk/improve-energy-efficiency](http://www.gov.uk/improve-energy-efficiency)

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	James Lee
Telephone	0121 308 8781
Email	<a href="mailto:james-lee1@sky.com">james-lee1@sky.com</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019653
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	20 March 2024
Date of certificate	21 March 2024
Type of assessment	<a href="#">RdSAP</a>

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