



PACKINGTON  
ESTATE

Property

## DETACHED HOUSE TO LET



### OLD SCHOOL HOUSE, PACKINGTON PARK, MERIDEN, WARWICKSHIRE, CV7 7HF

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

Packington Hall  
Meriden  
Warwickshire CV7 7HF  
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Directors  
Lord Aylesford, Lord Guernsey, Lady Guernsey,  
B. Gray BSc (Hons), MSC (Hons), MRICS (Agent),  
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Packington Estate Enterprises Ltd. Registered in England No. 2377594  
Registered Office: Packington Hall, Meriden, Warwickshire CV7 7HF



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### LOCATION

Old School House 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

Old School House has recently been refurbished throughout and is of brick and tile construction under a tiled roof and briefly comprises: Two reception rooms, dining kitchen, utility room, downstairs wc, three bedrooms, bathroom and shower room. The property is mostly double glazed and heating is by way of a new oil fired central heating system.

### GROUND FLOOR

#### Reception Room 1 4.70m x 3.97m (max) (15'5" x 13')

Dual aspect with double glazed windows to front and rear elevation, laminate flooring and two radiators.





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### **Reception Room 2 6.86m x 4.44m (max) (22'6" x 14'6")**

Double glazed windows to front and side elevations this room also benefits from an open fire with feature stone fireplace and laminate flooring.



### **Dining kitchen 4.65m x 4.15m (max) (15'3" x 13'7")**

Dual aspect with double glazed windows to front and rear elevation, newly fitted kitchen with floor and wall mounted Chelford Ivory units, laminate worktop and inset stainless steel sink with mixer tap, integrated Zanussi electric single oven and hob and space for a dishwasher. Laminate flooring.



### **Utility**

### **2.62m x 2.64m (max) (8'7" x 8'7")**

New Worcester oil fired boiler, cupboard housing water tank, laminate flooring and window to front elevation.



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**Rear hallway** 2.66m x 1.27m (max) (8'8" x 4'2")  
Double glazed UPVc door leading out to rear garden.

**Downstairs cloaks** 3.12m x 1.70m (max) (10'2" x 5'6")  
Low flush wc, wash hand basin, fittings for washing machine and tumble dryer.

### FIRST FLOOR

**Bedroom 1** 3.34m x 4.52m (max) (10'11" x 14'9")  
Double glazed windows to front and side elevation, carpet and radiator.



**Bathroom** Newly fitted white suite comprising bath with chrome shower over, wash hand basin and low flush wc.





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**Landing**                    **6.49m x 1.25m (max) (21'3" x 4'1")**  
Carpet, 4 x Velux windows and fitted radiator.

**Bedroom 2**                    **4.85m x 3.30m (max) (15'10" x 10'9")**  
Double glazed window to front elevation, carpet and radiator.



**Bedroom 3**                    **4.36m x 2.85m (max) (14'3" x 9'4")**  
Double glazed window to front elevation, carpet and radiator.



**Shower room**                    Comprising corner shower cubicle with chrome shower, vanity wash hand basin, low flush wc, Velux window and radiator.





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## EXTERNAL



## GENERAL INFORMATION

- Rent** £2,750 pcm payable monthly in advance. The property is to be offered to be let on an Assured Shorthold Tenancy, subject to satisfactory references
- Holding Deposit** A holding deposit of £634 will be required when applying for the property. If an application is accepted then this sum will form part of the Full Deposit payable.
- Full Deposit** A sum equal to 5 weeks rent will be payable 3 days prior to commencement of the tenancy ie £3,170 (to include the £634 referred to above).  
The first month's rent is also payable upon commencement of the tenancy.
- Services** The property has a new oil fired boiler with radiators to all the main rooms. The water is metered and the property has private drainage.
- Council Tax** Payable to North Warwickshire Borough Council. Valuation Band E.
- Viewing** Strictly by prior appointment with Packington Estate office;  
Contact: Gail Hinckes  
Tel no: 01676 526716  
Email: [gail@packingtonestate.co.uk](mailto:gail@packingtonestate.co.uk)





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## **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 for 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 statement that the property is in good condition or otherwise not 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 when the photographs were 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.
- viii) The Property has historically flooded but measures have been put in place to mitigate future occurrences.



# Energy performance certificate (EPC)

Old School House Packington Park Meriden COVENTRY CV7 7HF	Energy rating	Valid until: <b>14 November 2034</b>
	<b>D</b>	Certificate number: <b>5590-7942-0422-2299-3943</b>

Property type	Detached house
Total floor area	170 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 D. 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		82 B
69-80	C		
55-68	D	58 D	
39-54	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, with internal insulation	Good
Roof	Roof room(s), insulated	Poor
Window	Fully double glazed	Good
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 185 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 **£1,951 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 £211 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:

- 21,302 kWh per year for heating
- 2,785 kWh per year for hot water

## Impact on the environment

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

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

## Carbon emissions

An average household produces 6 tonnes of CO2

This property produces 8.3 tonnes of CO2

This property's potential production 4.5 tonnes of CO2

You could improve this property's CO2 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.

## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Floor insulation (solid floor)	£4,000 - £6,000	£142
2. Solar water heating	£4,000 - £6,000	£70
3. Solar photovoltaic panels	£3,500 - £5,500	£442
4. Wind turbine	£15,000 - £25,000	£1,025

## 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	14 November 2024
Date of certificate	15 November 2024
Type of assessment	<a href="#">RdSAP</a>