



PACKINGTON  
ESTATE

Property

**TO LET  
SEMI DETACHED FARMHOUSE**



**OUTWOODS FARMHOUSE SOUTH  
KINWALSEY LANE, MERIDEN  
WARWICKSHIRE CV7 7HS  
Part of a listed 18<sup>th</sup> Century Farmhouse**

- 2 reception rooms
- Fitted dining kitchen
- Utility / porch
- Downstairs wc
- 3 bedrooms
- £1,650 pcm

Packington Hall  
Meriden  
Warwickshire CV7 7HF

T: 01676 522020  
packingtonestate.co.uk



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



## PACKINGTON ESTATE

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### LOCATION

Outwoods Farmhouse South is part of the Packington Estate and is located on Kinwalsey Lane, off Maxstoke Lane, near Meriden. The property is semi-detached, being part of a listed 18<sup>th</sup> century farmhouse that is now divided into two.

The property lies in an excellent rural location and is approximately ten minutes drive from the M6, M42 and the N.E.C. / Birmingham International Railway Station and Airport.

Meriden Village is approximately 2 miles away and provides local amenities - shops, schools, library etc.

### DESCRIPTION

The accommodation comprises on the ground floor; utility, fitted kitchen, living room, reception room and downstairs w.c.

On the first floor there are three double bedrooms and a family bathroom.

### GROUND FLOOR

**Kitchen/Breakfast Room 5.030m x 5.016m (max) (16'6" x 16'5")**  
Fitted with wall and base units, dishwasher connection, electric oven and hob and a separate Rangemaster 110.



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**Utility/Porch 5.295m x 1.718m (max) (17'4" x 5'7")**

Comprises a useful work top with space under for washing machine and tumble dryer

**Reception 1 5.606m x 3.667m (max) (18'4" x 12')**

With woodburning stove, traditional beams, radiator and TV aerial point



**Reception 2 5.016m x 3.662m (max) (16'5" x 12')**

Traditional beams to the ceiling, radiator and window overlooking the garden





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**Downstairs wc** Fitted with w.c. and wash hand basin

### **FIRST FLOOR**

**Bedroom One** **3.879m x 4.246m (max) (12'8" x 13'11")**  
This double bedroom has a useful fitted cupboard and feature fireplace (not in use)



**Bedroom Two** **5.232m x 3.645m (max) (17'1" x 11'11")**  
Double bedroom with radiator and windows overlooking the surrounding countryside



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### Bedroom Three

**3.255m x 3.635m (max) (10'8" x 11'11")**

A further double bedroom with radiator and window overlooking the garden



### Bathroom

Comprising a white suite; w.c., vanity unit with wash hand basin and bath with shower over.



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## **GENERAL INFORMATION**

The property is to be let on an Assured Shorthold Tenancy for one year, subject to satisfactory references.

**Rent** £1,650 pcm exclusive of all outgoings and is payable monthly in advance.

**Holding Deposit** A holding deposit of £380 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 £1,900 (to include the £380 referred to above).

The first month's rent is also payable upon commencement of the tenancy.



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### Property

<b>Council Tax</b>	North Warwickshire Borough Council - Band E
<b>Services</b>	The property is on mains water and electricity. Central heating is provided by an oil fired boiler.
<b>Viewing</b>	Strictly by prior appointment with the Packington Estate Office Contact: Gail Hinckes Tel: 01676 526716 / 01676 522020 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 for themselves 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 nor that any services or facilities are in good working order. Prospective Tenants should satisfy themselves as to the condition and details generally.
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- 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

Outwoods Farmhouse South, Kinwalsey Lane, Meriden, COVENTRY, CV7 7HS

**Dwelling type:** Semi-detached house      **Reference number:** 0318-8099-6209-5761-1944  
**Date of assessment:** 09 January 2019      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 13 January 2019      **Total floor area:** 143 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

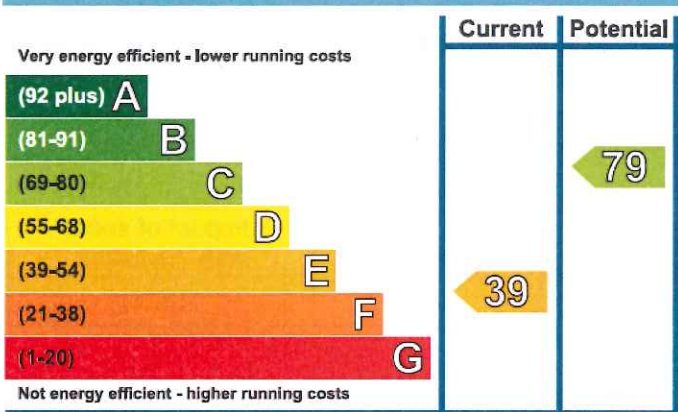
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,758</b>
<b>Over 3 years you could save</b>	<b>£ 1,419</b>

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 255 over 3 years	£ 258 over 3 years	
Heating	£ 4,113 over 3 years	£ 2,829 over 3 years	
Hot Water	£ 390 over 3 years	£ 252 over 3 years	
<b>Totals</b>	<b>£ 4,758</b>	<b>£ 3,339</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 843
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 165
3 Solar water heating	£4,000 - £6,000	£ 129

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.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.