

Valley Property Managers

www.valleypropertymanagers.co.uk

148 High Street

Pensford

Bristol

BS39 4BH

Tel: 01761 418485

Email: info@valleypropertymanagers.co.uk

Property to Let: -The Cottage, 47 High Street, Chew Magna, Bristol, BS40 8PR

2 bedroom cottage £945 - per month



Property details

The Cottage is in the village of Chew Magna in the heart of the Chew Valley. It is twenty minutes (or 9 miles) south of Bristol city centre and forty minute drive to the cities of Bath and Wells. Bristol International Airport is only ten minutes away.

This is a 2 bedroom cottage with self-contained garden. The property has recently been refurbished and a new modern kitchen installed with built in electric oven, hob and extractor, built in fridge freezer and built in washing machine

Important features of this property are:

Free water utility bills (not hot water)

Gas central heating and hot water.
Built in automatic washing machine
Built in electric oven, ceramic hob and extractor unit.
Built in fridge freezer.

The property is unfurnished.

The, approximate room sizes are: -

<u>Lounge</u>	5.50m x 3.30m
<u>Kitchen</u>	3.45m x 2.65m
<u>Bathroom</u>	2.7m x 1.90m
<u>Bedroom 1</u>	3.10m x 2.70m
<u>Bedroom 2</u>	3.10m x 2.70m

Other features

Wooden feature flooring throughout.
Fully double glazed
Council tax band B
Energy efficiency rating D61

This property is ideal for a single person or a couple.



Energy Performance Certificate

The Cottage, 47 High Street
Chew Magna, BRISTOL
BS40 8PR

Dwelling type: Semi-detached bungalow
Date of assessment: 16 January 2012
Date of certificate: 16 January 2012
Reference number: 9468-8007-6259-9242-7980
Type of assessment: RUSAP, existing dwelling
Total floor area: 51 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

Very energy efficient - lower running costs
A
B
C
D
E
F
G
Not energy efficient - higher running costs

Current: 61
Potential: 65

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions
A
B
C
D
E
F
G
Not environmentally friendly - higher CO₂ emissions

Current: 61
Potential: 64

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	287 kWh/m ² per year	260 kWh/m ² per year
Carbon dioxide emissions	2.8 tonnes per year	2.6 tonnes per year
Lighting	£60 per year	£30 per year
Heating	£510 per year	£487 per year
Hot water	£47 per year	£47 per year

You could save up to £53 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Page 1 of 6

Application for tenancy

- ❖ Application form to be completed by each tenant, which authorises references and credit checks;
- ❖ Monthly rent: £945 per calendar month paid by standing order;
- ❖ Deposit: £945 paid into statutory scheme;
- ❖ No smoking is allowed in the property;
- ❖ Tenant is responsible for the following:-
 - Council Tax Band B
 - Electricity
 - Gas
 - Telephone, if required
 - Personal contents insurance, at tenant's own discretion

To reserve the property, a holding fee of £200 will be required, which will be deducted from the first month's rent. This will be refunded in the event that the landlord decides not to go forward with the tenancy but it will not be refunded if the tenant decides not to go forward with the tenancy.