



DUCHY *of* CORNWALL

2 BATCHO HILL COTTAGES, VOWCHURCH
HEREFORDSHIRE HR2 9PF

To let on an Assured Shorthold Tenancy



An attractive semi-detached property in a rural location on the Duchy of Cornwall Estate
with good accommodation, garden and parking area

Utility room, downstairs bathroom, sitting room, kitchen, two double bedrooms and
ground sourced central heating

Rent: £600 per calendar month

Apply: The Duchy of Cornwall Office, New Barn, Dewsall, Hereford HR2 8DA.
Telephone: 01432 356546 Fax: 01432 357935

Applicants are requested to make appointments to view and conduct negotiations through the Duchy of Cornwall. No responsibility can be accepted for any expense incurred through fruitless journeys. The Duchy of Cornwall gives notice that:

- i). The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii). All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them.
- iii). No person in the employment of the Duchy of Cornwall has any authority to make or give any representation or warranty whatever in relation to this property.

Lettings details prepared:02.10.14

SITUATION

2 Batcho Hill Cottages is situated on the Duchy of Cornwall's Estate in west Herefordshire between Kingstone and Vowchurch.

DESCRIPTION

This attractive cottage enjoys excellent country views to the Black Mountains. It also has a good sized garden and parking area.

ACCOMMODATION

Dimensions are approximate and are given in imperial measurements.

Entrance door leading to hallway:

Utility Room	(8' 6" x 5' 9")
Sitting	(17' 8" x 10' 3")
Kitchen	(8' x 7" x 7' 3") with fitted wall and base units, electric cooker point and fridge / freezer space.
Bathroom	(7' 8" x 7') white suite with a shower fitting on the bath taps.

Stairs leading to the first floor:

Bedroom 1	(11' 6" x 9')
Bedroom 2	(17' 7" x 8' 11") with built in airing cupboard.

OUTSIDE

A plan is attached showing the cottage boundaries. The cottage is approached from a private road leading to a parking area. Entrance gates lead to the cottage itself and adjoining these there is a storage shed.

The cottage has a large garden which is laid to grass with mature shrubs and some flower beds. To the side of the cottage there is a terrace area which enjoys excellent views over the Black Mountains.

GENERAL REMARKS AND STIPULATIONS

Directional note: A location plan is attached to these particulars. From Hereford take the A465 Abergavenny road. Turn right onto the B4349 for Clehonger. At Clehonger continue on the B4349 towards Vowchurch. At the 'T' junction turn right onto the B4348 to Vowchurch. After approx 1 mile Batcho Hill Cottages are signed to the left opposite the turning to Madley. Number 2 is the left hand cottage of the pair.

Services: Mains water and electricity, private drainage. Ground source heat pump central heating (electric).

Local Authority / Council Tax Band: County of Herefordshire District Council. Council Tax Band B (£1,199.11 per annum)

Plans: The attached plans have been published for convenience only and do not form part of any contract. The plans are copied from maps that may not be up to date. They are for identification purposes only and may not accurately represent buildings or other features.

PROPOSED TERMS OF LETTING

1. The property is offered on an Assured Shorthold Tenancy for a minimum period of one year.
2. The property is offered unfurnished.
3. **Use:** The property will be let for private residential use only. Applicants with dogs will be considered.
4. **The Garden:** The tenant will be expected to maintain the garden to a high standard.
5. **Tenancy Agreement:** The property will be let under an Assured Shorthold Tenancy Agreement, examples of which are available from the landlord's office. The tenant will be responsible for keeping internal decorations, fixtures and fittings in good condition, subject to fair wear and tear.
6. **Rent and Deposit:** The rent is to be £600 per month payable monthly in advance by standing order or cheque. The landlord will retain a refundable deposit of two month's rent against damages and arrears of rent.
7. **Utilities:** The tenant will be responsible for paying Council Tax, telephone and electricity bills plus 50% of the costs related to the emptying of the septic tank which is shared with neighbouring 1 Batcho Hill Cottages.
8. **Maintenance:** The landlord will arrange an annual servicing contract for the heat pump system.
9. **Carpets:** The majority of the property is carpeted and the tenant will be responsible for keeping this in good, clean order.
10. **Decoration:** The landlord is responsible for all external decoration works. The tenant will be responsible for maintaining the interior of the property. The landlord has no objection to wall colours being changed sympathetically by prior agreement.
11. **Insurance:** The landlord will insure the structure of the cottage.

VIEWING

The property will be available for viewing, by appointment, through the landlord. Any prospective applicants wishing to view the property must make appointments to view beforehand.

APPLICATIONS

If after viewing you wish to apply for the tenancy please complete the attached form and return it to The Duchy of Cornwall, New Barn, Dewsall, Hereford HR2 8DA.

Two references will be required from the selected applicant and a credit check will be carried out.

If you wish to make an appointment to view please contact Rachel Price-Greenow on 01432 356546.

Energy Performance Certificate



2 Bacho Hill Cottages
Vowchurch
HEREFORD
HR2 9PF

Dwelling type: Semi-detached house
Date of assessment: 14 February 2009
Date of certificate: 14 February 2009
Reference number: 8500-3645-8720-7496-3213
Total floor area: 66 m²

This home's performance is rated in terms of the 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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 (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	232 kWh/m ² per year	232 kWh/m ² per year
Carbon dioxide emissions	2.3 tonnes per year	2.3 tonnes per year
Lighting	£36 per year	£36 per year
Heating	£187 per year	£187 per year
Hot water	£111 per year	£111 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

CONFIDENTIAL

**PROSPECTIVE TENANTS APPLICATION FORM
RE: 2 BATCHO HILL COTTAGES**

Tenant 1	Surname & Forename	Age
Tenant 2	Surname & Forename	Age
Dependents living at home	Surname & Forename	Age
	Surname & Forename	Age
	Surname & Forename	Age

Present address

.....

Telephone no.....e-mail:

Owned/rented/shared (**delete as appropriate**) If rented, (monthly) rent

Employed/Self Employed/Unemployed (**delete as appropriate**)

Occupation.....

Gross weekly wage or salary £

Employers Name & Address.....
(from whom a reference will be sought)

.....

.....

Referees, including previous landlords and character references:

1. Details of Bank/Building Society
2. Other
3. Other

Details of any pets:

Other relevant information: Please state your preferred length of tenancy term



DUCHY of CORNWALL



The Old Rectory, Newbarn St. Loe, Bath BA2 9BU
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2 Batcho Hill Cottages

SCALE: 1:1250
DATE:

MAP FILE REFERENCE:

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-  2 Batcho Hill Cottages
-  Shared Access

