



DUCHY *of* CORNWALL

31 ROSE COTTAGE, STRETTON SUGWAS,
HEREFORD HR4 7AA

To let on an Assured Shorthold Tenancy



A semi-detached cottage set in a large garden in a village location on the Duchy of Cornwall's Hereford Estate.

Kitchen, utility room, cloakroom, sitting room, 2 bedrooms, family bathroom.

Rent: £760 per calendar month unfurnished

Apply: The Duchy of Cornwall Office, New Barn, Dewsall, Hereford HR2 8DA.

Telephone: 01432 356546 email: cibbs@duchyofcornwall.org

www.duchyofcornwall.org/lettings-and-sales

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.

DESCRIPTION

31 Rose Cottage is situated on the Duchy of Cornwall's Estate in the village of Stretton Sugwas north of Hereford. This attractive semi-detached cottage is located within easy reach of Hereford and benefits from a large garden.

ACCOMMODATION

Entrance Door leading to:

Glazed Porch

Utility Room

Kitchen with cream fitted kitchen units, tiled splashback and stainless steel sink.

Cloakroom with WC and sink

Sitting Room with woodburner and cream carpet

Staircase to first floor:

Bedroom 1 with cream carpet

Bedroom 2 with cream carpet

Bathroom with white bathroom suite and shower over bath

OUTSIDE

The cottage is approached from the highway via an entrance drive, with a parking area. There is a brick store and a large garden laid to lawn with various shrubs and fruit trees.



GENERAL REMARKS AND STIPULATIONS

Directions: From Hereford take the A438 Brecon road. At Wyevale turn right towards Stretton Sugwas and Credenhill. At the roundabout turn left towards Stretton Sugwas. 31 Rose Cottage the second house on the left hand side, opposite the Travellers Rest.

Services: Mains water and electricity and drainage, gas fired central heating.

Local Authority: Herefordshire Council. Council tax Band C £1,629.36 per annum

Plans: The attached plan has been published for convenience only and does not form part of any contract. The plan is copied from maps that may not be up to date. It is 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, but will be responsible for ensuring the garden is dog proof at their own cost.
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 £760 per month unfurnished, payable monthly in advance by standing order. The landlord will retain a refundable deposit of £870 against damages and arrears of rent.
7. **Utilities:** The tenant will be responsible for paying Council Tax, telephone, gas, water and electricity bills. Please note that we provide your personal details to utilities companies and Herefordshire Council for the purpose of billing.
8. **Chimneys and Gutters:** The tenant will be responsible for ensuring the chimneys are swept and gutters are kept clean.
9. **Carpets:** The tenant will be responsible for keeping carpets 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.

VIEWING

The property will be available for viewing by appointment with Charlotte Ibbs on 01432 356546 or cibbs@duchyofcornwall.org

APPLICATIONS

If after viewing you wish to apply for the tenancy please complete the attached application form and credit check, and return both to The Duchy of Cornwall, New Barn, Dewesall, Hereford HR2 8DA or cibbs@duchyofcornwall.org. Two references will be required from the selected applicant and a credit check will be carried out.

CONFIDENTIAL

PROSPECTIVE TENANTS APPLICATION FORM

PROPERTY: 31 ROSE COTTAGE, STRETTON SUGWAS

Tenant 1 Surname & Forename Age

Tenant 2 Surname & Forename Age

Dependants Surname & Forename Age

living at
home

Surname & Forename Age

Surname & Forename Age

Present address

.....

Telephone no..... E-mail address.....

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

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

Occupation.....

Annual Salary £

Employer's Name & Address.....

.....

.....

Referees: Please provide name, address and e-mail address

1. Previous landlord (if applicable)

.....

2. Character referee

.....

Details of any pets:

Please state your preferred length of tenancy term

Other relevant information:

Energy Performance Certificate



1 Rose Cottage, Stretton Sugwas, HEREFORD, HR4 7AA

Dwelling type: Semi-detached house Reference number: 9244-2875-6297-9607-3335
 Date of assessment: 05 November 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 06 November 2013 Total floor area: 71 m²

Use this document to:

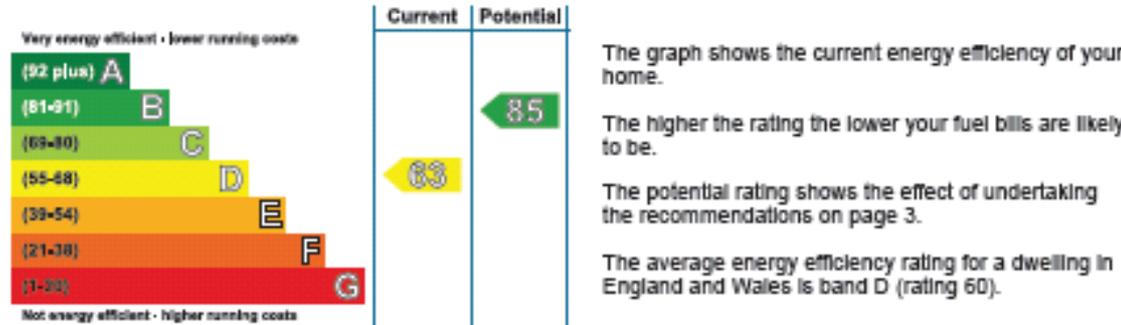
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,229
Over 3 years you could save	£ 675

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 153 over 3 years	£ 153 over 3 years	
Heating	£ 1,765 over 3 years	£ 1,218 over 3 years	
Hot Water	£ 291 over 3 years	£ 183 over 3 years	
Totals	£ 2,229	£ 1,554	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Flat roof insulation	£850 - £1,500	£ 72	✓
2 Cavity wall insulation	£500 - £1,500	£ 72	✓
3 Floor insulation	£800 - £1,200	£ 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.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Solid brick, with internal insulation	★★★★☆
	Cavity wall, as built, no insulation (assumed)	★★☆☆☆
Roof	Pitched, 300+ mm loft insulation	★★★★★
	Flat, no insulation (assumed)	★★☆☆☆
Floor	Solid, no insulation (assumed)	—
Windows	Some double glazing	★★☆☆☆
Main heating	Boiler and radiators, mains gas	★★★★☆
Main heating controls	Programmer, room thermostat and TRVs	★★★★☆
Secondary heating	Room heaters, mains gas	—
Hot water	From main system	★★★★☆
Lighting	Low energy lighting in 80% of fixed outlets	★★★★★

Current primary energy use per square metre of floor area: 239 kWh/m² per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

See addendum on the last page relating to items in the table above.

Low and zero carbon energy sources

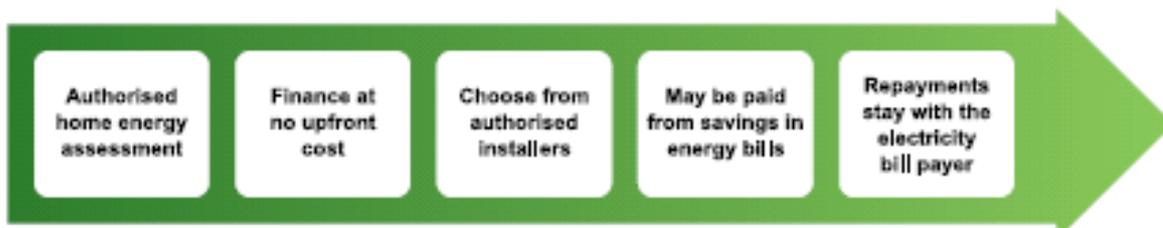
Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Opportunity to benefit from a Green Deal on this property

The Green Deal may enable owners and occupiers to make improvements to their property to make it more energy efficient. Under a Green Deal, the cost of the improvements is repaid over time via a credit agreement. Repayments are made through a charge added to the electricity bill for the property. To see which improvements are recommended for this property, please turn to page 3. You can choose which improvements you want to install and ask for a quote from an authorised Green Deal provider. They will organise installation by an authorised Green Deal installer. If you move home, the responsibility for paying the Green Deal charge under the credit agreement passes to the new electricity bill payer.

For householders in receipt of income-related benefits, additional help may be available.

To find out more, visit www.direct.gov.uk/savingenergy or call 0300 123 1234.



Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at www.direct.gov.uk/savingenergy. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Measures with a green tick  are likely to be fully financed through the Green Deal since the cost of the measures should be covered by the energy they save. Additional support may be available for homes where solid wall insulation is recommended. If you want to take up measures with an orange tick , be aware you may need to contribute some payment up-front.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
Flat roof insulation	£850 - £1,500	£ 24	 D64	
Cavity wall insulation	£500 - £1,500	£ 24	 D66	
Floor insulation	£800 - £1,200	£ 43	 D68	
Draught proofing	£80 - £120	£ 13	 D68	
Replace boiler with new condensing boiler	£2,200 - £3,000	£ 44	 C71	
Solar water heating	£4,000 - £6,000	£ 25	 C72	
Replace single glazed windows with low-E double glazing	£3,300 - £6,500	£ 51	 C74	
Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 233	 B85	

Alternative measures

There are alternative measures below which you could also consider for your home.

- Micro CHP

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by NHER. You can get contact details of the accreditation scheme at www.nesitd.co.uk, together with details of their procedures for confirming authenticity of a certificate and for making a complaint. A copy of this EPC has been lodged on a national register. It will be publicly available and some of the underlying data may be shared with others for compliance and marketing of relevant energy efficiency information. The Government may use some of this data for research or statistical purposes. Green Deal financial details that are obtained by the Government for these purposes will not be disclosed to non-authorised recipients. The current property owner and/or tenant may opt out of having their information shared for marketing purposes.

Assessor's accreditation number: SAVAD01164
Assessor's name: Mr Nigel Donovan
Phone number: 01969 730559
E-mail address: enquiries@hisolutions.co.uk
Related party disclosure: No related party

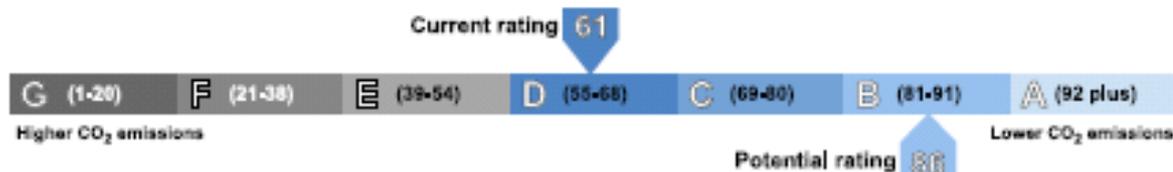
Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.epcregister.com.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 3.3 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 2.2 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

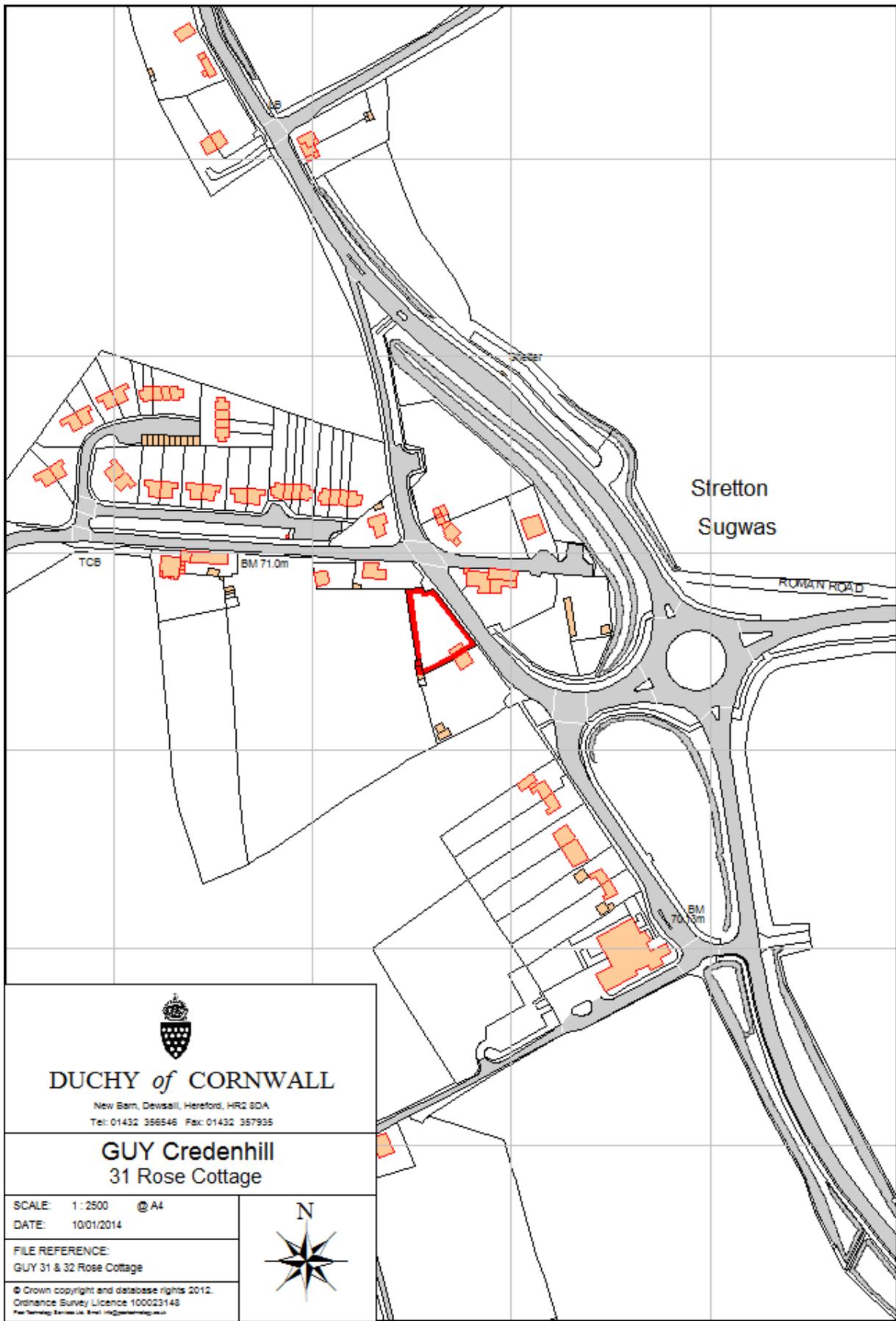
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	9,208	N/A	(489)	N/A
Water heating (kWh per year)	2,020			



Stretton
Sugwas


DUCHY of CORNWALL

New Barn, Dewisall, Hereford, HR2 8DA
Tel: 01432 356546 Fax: 01432 357935

GUY Credenhill
31 Rose Cottage

SCALE: 1:2500 @A4

DATE: 10/01/2014

FILE REFERENCE:
GUY 31 & 32 Rose Cottage

© Crown copyright and database rights 2012.
Ordnance Survey Licence 100023148
For Terms & Conditions See: www.ordnancesurvey.co.uk



