





£140,500

TENURE : LEASEHOLD

Lower Lodge, Rugeley Road, Armitage. WS15 4AX

Bedrooms : 2 **Bathrooms : 1** **Reception Rooms : 1**

Southwells
5 Horsefair, Rugeley, Staffs WS15 2EJ
info@southwellsproperties.co.uk | **01889582137**
Website: **https://www.southwellsproperties.co.uk/**

SOUTHWELLS
PROPERTY SALES & LETTINGS

Southwells are pleased to bring to the market this well presented two bedroom static home set on the tranquil semi/retirement park of Lower Lodge in Armitage. With 2 parking spaces, enclosed front and rear gardens and a large storage shed to the rear this property would make an ideal retirement home for those age 50 and over provodong the following accommodation:

Front of property: Fully enclosed low maintenance block paved front garden. With tarmac driveway to the side of the property with further parking to the rear. By access through gate with stes up to two UPVC front doors.

Entrance hall: With vinyl flooring. Light fitting to ceiling. Radiator to wall. Useful storage cupboard. Doors off to bedrooms, shower room and kitchen.

Lounge: 13'04" (4.06m) x 11'06" (3.45m): With twin aspect front and side facing windows with UPVC door out to front. Laminate flooring. Light fitting to ceiling. Radiator to wall. Gas coal effect fire set in surround to wall. Open plan to kitchen.

Kitchen: 13'04" (4.08m) x 7'07" (2.33m): Twin aspect front and rear facing windows. Vinyl flooring. Light fitting to ceiling. Radiator to wall. Range of wall and base units with stainless steel sink and drainer. Plumbing for automatic washing machine. Integrated electric oven. White gas hob over and extractor. 'Worcester' combi boiler to cupboard. Space for fridge freezer.

Bedroom 1: 13'04" (4.06m) x 7'05" (2.28m): Front facing window. Door to shower room. Carpeted flooring. Light fitting to ceiling. Radiator to wall. Built in wardrobes.

Bedroom 2: 10'06" (3.20m) x 4'06" (1.38m): Rear facing UPVC door to back garden. Carpeted flooring. Light fitting to ceiling. Built in wardrobes.

Shower room: 10'03" (3.12m) x 5'06" (1.68m): Rear facing window with obscured glass. Vinyl flooring. Light fitting to ceiling. Extractor to wall. Chrome towel radiator. Aqua boarding to surround bath and sink. White suite comprising low level toilet and sink set in vanity unit with ample storage. 'P' shaped bath with shower over and glass shower screen.

Rear garden: Fully enclosed rear garden with low maintenance astroturf lawn. Gate out to block paved driveway. Outside tap to wall. Large storage shed fitted with electrics.

Agent notes

Park homes are for Cash Buyers only

The Park is a semi/retirement park for persons 50 and over with no dependent children of any age.

There are various rules of the park that need to be adhered to

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The Mobile Homes Act 1983
You will be entering into an agreement with the site owner which will entitle you to keep your mobile home on the site owner's land and live in it as your home. You will automatically be protected and given certain rights under the Mobile Homes Act 1983 ("the 19836 Act"). These rights affect in particular your security of tenure, the sale of your home and the review of the pitch fee.

Tenure: Leasehold Service charge £195.40 pcm to include water.

Viewings: Strictly through Southwells 01889582137 info@southwellsproperties.co.uk

Council Tax Band: A

EPC: Not applicable on Park homes

Construction: Built following standard UK off-site manufacturing methods that comply with strict park regulations and British safety criteria

Electric Supply: Mains

Gas Supply: LPG supplied by Calor Gas

Water Supply: Mains

Sewerage: Mains

Broadband and mobile coverage: TBC

Disclaimer:

Southwell's for themselves and for the vendors or lessors of this property whose agents they are, give 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 in good faith and are believed to be correct.

iii) intending purchaser or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspecting or otherwise as to the correctness of each of them.

iiii) no person in the employment of Southwells has any authority to make or give any warranty whatever in relation to this property.

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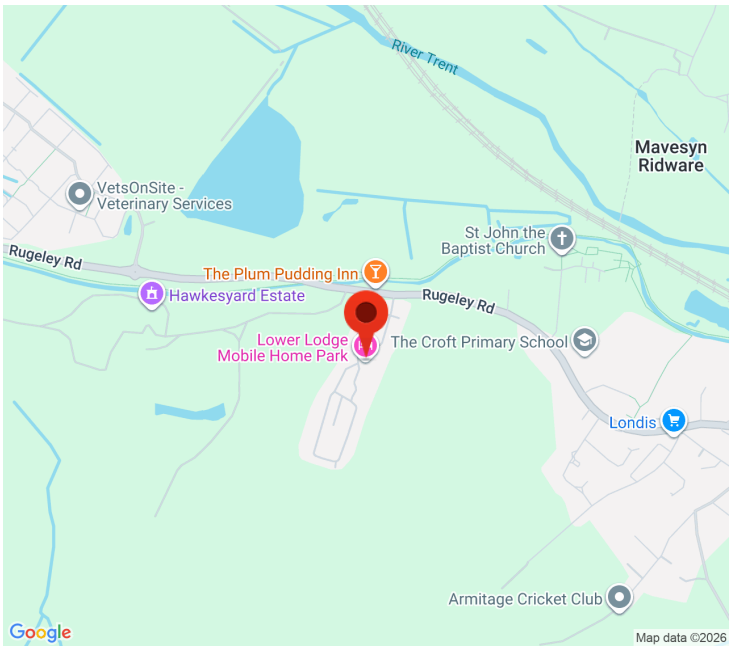




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Energy performance certificate (EPC)

46, Lower Lodge Residential Mobile Home Park Rugeley Road RUGELEY WS15 4AX	Energy rating **E**	Valid until:	**19 July 2030**
		Certificate number:	**8009-2047-7122-6697-0303**

Property type	Park home
Total floor area	46 square metres

Rules on letting this property

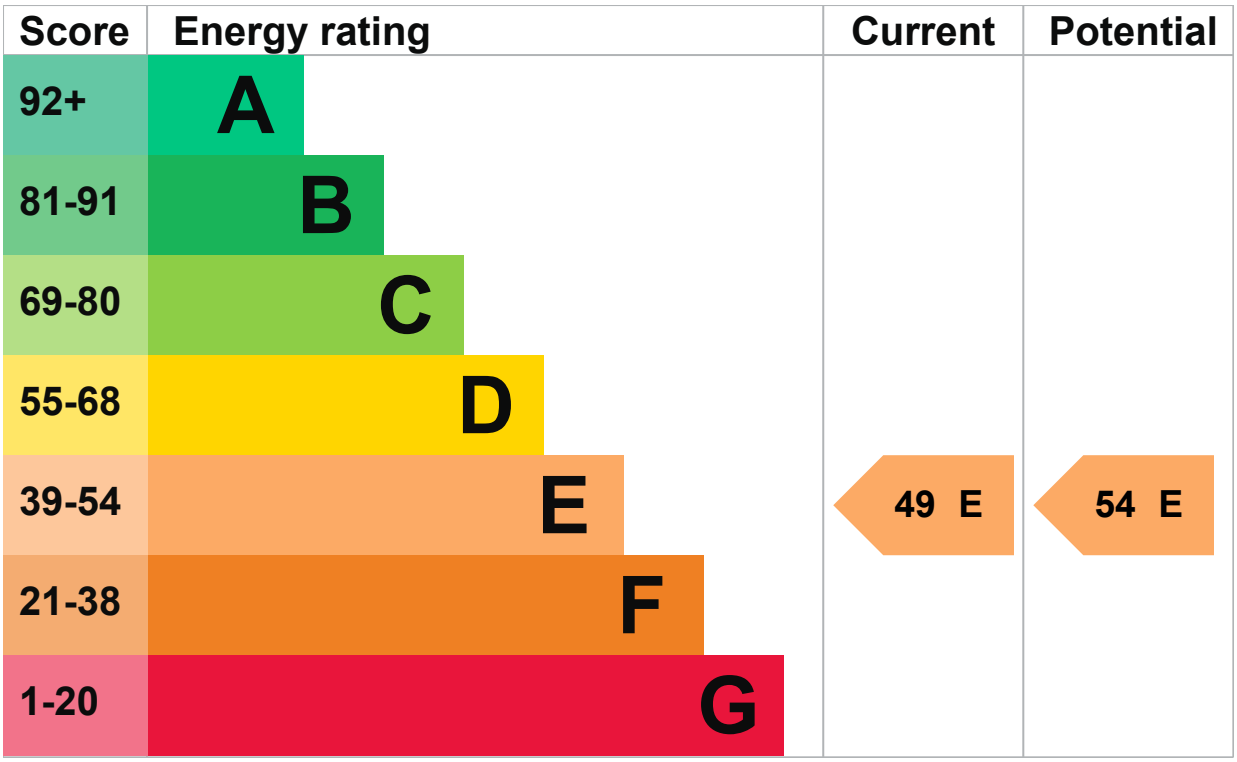
Properties can be let if they have an energy rating from A to E.

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).

Energy rating and score

This property's energy rating is E. It has the potential to be E.

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

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	Park home wall, as built	Good
Roof	Pitched, insulated (assumed)	Good
Window	Fully double glazed	Good
Main heating	Boiler and radiators, LPG	Poor

Feature	Description	Rating
Main heating control	Programmer and room thermostat	Average
Hot water	From main system	Poor
Lighting	No low energy lighting	Very poor
Floor	Suspended, insulated (assumed)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 252 kilowatt hours per square metre (kWh/m2).

▶ About primary energy use

How this affects your energy bills

An average household would need to spend **£787 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 £79 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2020** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 5,635 kWh per year for heating
- 1,643 kWh per year for hot water

Impact on the environment

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

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	2.4 tonnes of CO2
This property's potential production	2.2 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

▶ Do I need to follow these steps in order?

Step 1: Low energy lighting

Typical installation cost	£30
Typical yearly saving	£34
Potential rating after completing step 1	**51 E**

Step 2: Heating controls (thermostatic radiator valves)

Heating controls (TRVs)

Typical installation cost	£350 - £450
Typical yearly saving	£26
Potential rating after completing steps 1 and 2	**53 E**

Step 3: Heat recovery system for mixer showers

Typical installation cost	£585 - £725
Typical yearly saving	£18
Potential rating after completing steps 1 to 3	**54 E**

Advice on making energy saving improvements

Get detailed recommendations and cost estimates

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: Warm Homes Local Grant (WHLG)
- Heat pumps and biomass boilers: Boiler Upgrade Scheme
- Help from your energy supplier: Energy Company Obligation

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	Paul Rayner
Telephone	07983 991772
Email	enquiries@3spiresenergy.co.uk

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/005246
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	14 July 2020
Date of certificate	20 July 2020
Type of assessment	▶ RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

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