



£1,150 pcm

Nutford Cottages, Blandford Forum, DT11

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 0

Woodburner

Oil Heating

Rural view

UPVC

Double Glazing

Parking for two cars

Costello Lettings Ltd
 17 West Street Blandford Forum Dorset DT11 7AW
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 Website: <https://www.costellolettings.com/>



COSTELLO
 LETTINGS

Nutford Cottage is a charming three-bedroom country cottage, ideally located just a short drive from Blandford Forum, offering the perfect balance of peaceful rural living and everyday convenience.

The property welcomes you into a spacious kitchen/dining room, ideal for family life and entertaining. To the rear, the cosy yet generously sized sitting room features a characterful log-burning stove and enjoys beautiful views across the garden and surrounding countryside. A useful boot room provides additional storage or could be used as a small home office or play area.

Upstairs are three well-proportioned bedrooms, all benefiting from delightful rural views, together with a family bathroom fitted with a bath and power shower over.

Outside, the enclosed garden offers a peaceful space to relax, complemented by a substantial brick-built store and separate log store, providing excellent additional storage. The property has also been freshly redecorated throughout and benefits from a brand-new lounge carpet.

Situated in the heart of the North Dorset countryside, Nutford Cottage enjoys easy access to Blandford Forum's range of shops, cafés, supermarkets and amenities. Excellent road links via the A350 and A354 connect to Poole, Bournemouth, Salisbury and beyond, while nearby mainline stations offer direct services to London Waterloo. Surrounded by beautiful countryside, walking routes and the Cranborne Chase National Landscape, this is an ideal home for those seeking a rural lifestyle with excellent connectivity.

Next steps:

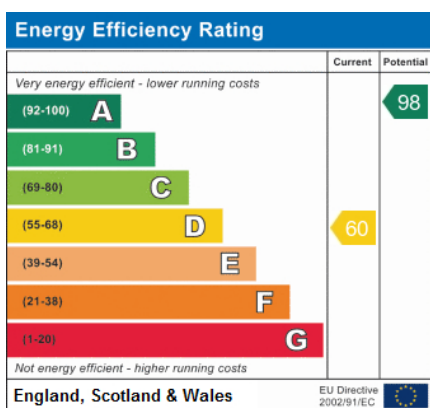
1. View the property and LOVE it
2. Written application sent to admin@costelloproperties.com

What should be in a written application?

- Full name(s) of all prospective tenants
- Current address and contact details
- Employment status, employer name, and income details
- Desired move-in date
- Length of tenancy you are seeking
- Details of any pets (if applicable)
- Any additional information you feel may strengthen your application

3. I will present your application to the landlord and come back to you within 48 hours.





Energy performance certificate (EPC)

66 Nutford Cottages Nutford BLANDFORD FORUM DT11 0QJ	Energy rating D	Valid until: 25 June 2023 Certificate number: 8805-7588-8029-4696-9673
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Property type

Mid-terrace house

Total floor area

67 square metres

Rules on letting this property

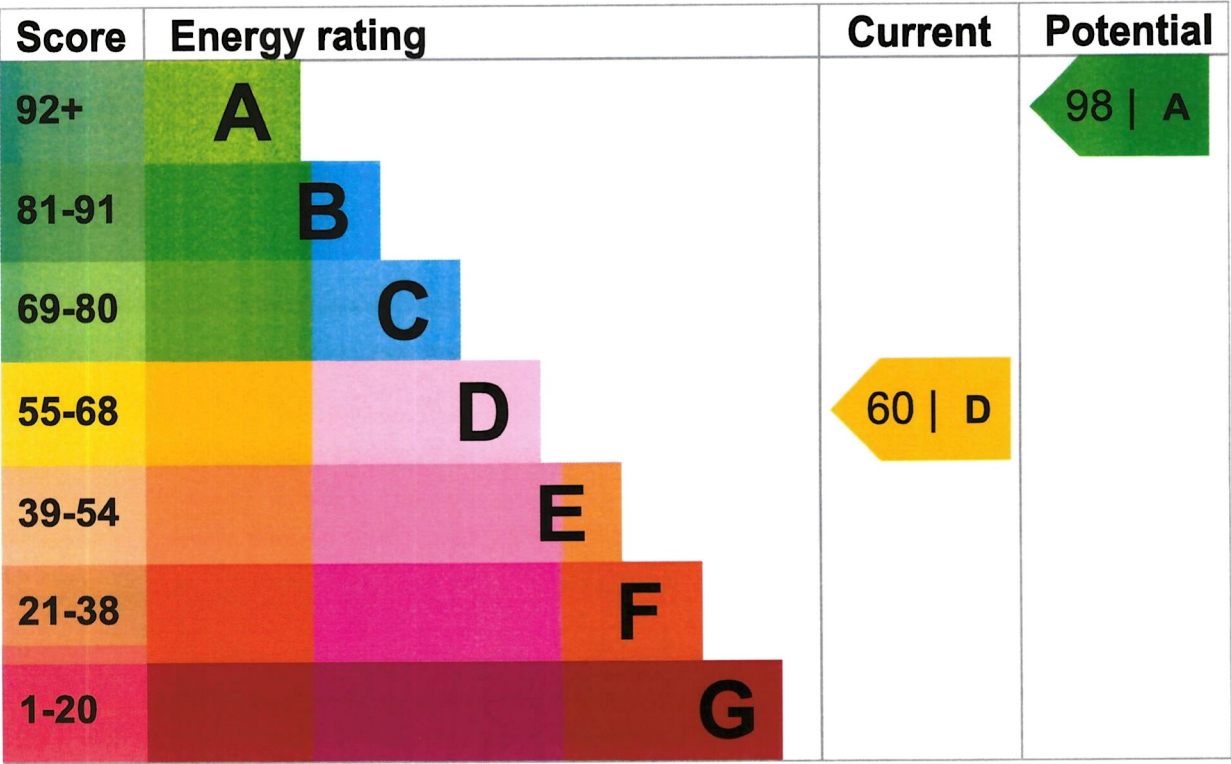
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be A.

[See how to improve this property's energy performance.](#)



The graph shows this property’s current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says “assumed”, it means that the feature could not be inspected and an assumption has been made based on the property’s age and type.

Feature	Description	Rating
Wall	Sandstone, as built, no insulation (assumed)	Very poor
Roof	Pitched, 250 mm loft insulation	Good
Window	Some double glazing	Very poor

Feature	Description	Rating
Main heating	Boiler and radiators, oil	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Average
Lighting	Low energy lighting in 71% of fixed outlets	Very good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, wood logs	N/A

Low and zero carbon energy sources

Low and zero carbon energy sources release very little or no CO₂. Installing these sources may help reduce energy bills as well as cutting carbon emissions. The following low or zero carbon energy sources are installed in this property:

- Biomass secondary heating

Primary energy use

The primary energy use for this property per year is 246 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Additional information

Additional information about this property:

- Stone walls present, not insulated
- Dwelling may be exposed to wind-driven rain

Environmental impact of this property

This property's current environmental impact rating is E. It has the potential to be A.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

An average household produces

6 tonnes of CO₂

This property produces

3.7 tonnes of CO₂

This property's potential production

0.3 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO2 emissions by 3.4 tonnes per year. This will help to protect the environment.

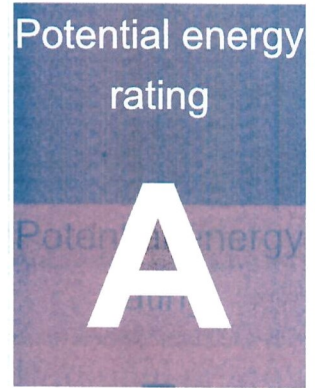
Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy performance

By following our step by step recommendations you could reduce this property's energy use and potentially save money.

Carrying out these changes in order will improve the property's energy rating and score from D (60) to A (98).

► [Do I need to follow these steps in order?](#)



Step 1: Internal or external wall insulation

Typical installation cost

£4,000 - £14,000

Typical yearly saving

£201

Potential rating after completing step 1

70 | C

Step 2: Floor insulation

Typical installation cost

£800 - £1,200

Typical yearly saving

£34

Potential rating after completing steps 1 and 2

72 | C

Step 3: Hot water cylinder insulation

Add additional 80 mm jacket to hot water cylinder

Typical installation cost

£15 - £30

Typical yearly saving

£11

Potential rating after completing steps 1 to 3

72 | C

Step 4: Draught proofing

Typical installation cost

£80 - £120

Typical yearly saving

£26

Potential rating after completing steps 1 to 4

73 | C

Step 5: Low energy lighting

Typical installation cost

£10

Typical yearly saving

£9

Potential rating after completing steps 1 to 5

74 | C

Step 6: Replace boiler with new condensing boiler

Typical installation cost

£2,200 - £3,000

Typical yearly saving

£41

Potential rating after completing steps 1 to 6

76 | C

Step 7: Solar water heating

Typical installation cost

£4,000 - £6,000

Typical yearly saving

£57

Potential rating after completing steps 1 to 7

78 | C

Step 8: Double glazed windows

Replace single glazed windows with low-E double glazed windows

Typical installation cost

£3,300 - £6,500

Typical yearly saving

£79

Potential rating after completing steps 1 to 8

82 | B

Step 9: Solar photovoltaic panels, 2.5 kWp

Typical installation cost

£9,000 - £14,000

Typical yearly saving

£249

Potential rating after completing steps 1 to 9

94 | A

Step 10: Wind turbine

Typical installation cost

Typical yearly saving

£81

Potential rating after completing steps 1 to 10



Paying for energy improvements

You might be able to get a grant from the [Boiler Upgrade Scheme](https://www.gov.uk/apply-boiler-upgrade-scheme) (<https://www.gov.uk/apply-boiler-upgrade-scheme>). This will help you buy a more efficient, low carbon heating system for this property.

Estimated energy use and potential savings

Based on average energy costs when this EPC was created:

Estimated yearly energy cost for this property

£821

Potential saving if you complete every step in order

£457

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Estimated energy used to heat this property

Type of heating	Estimated energy used
Space heating	8832 kWh per year
Water heating	2632 kWh per year

Potential energy savings by installing insulation

Type of insulation	Amount of energy saved
Solid wall insulation	3185 kWh per year

Saving energy in this property

[Find ways to save energy in your home.](#)

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

Peter Moyse

Telephone

07872 963358

Email

info@abodehomeinspectionsltd.co.uk

Accreditation scheme contact details

Accreditation scheme

Elmhurst Energy Systems Ltd

Assessor ID

EES/010836

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment

18 June 2013

Date of certificate

26 June 2013

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 dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

[8690-6520-8689-5079-8992 \(/energy-certificate/8690-6520-8689-5079-8992\)](#)

Expired on

10 October 2020
