



PACKINGTON
ESTATE

Property

TO LET
UNFURNISHED SEMI-DETACHED PROPERTY



SUNNYSIDE
2 HAMPTON LANE
MERIDEN
COVENTRY
CV7 7JR

- **3 BEDROOMS**
- **2 RECEPTION ROOMS**
- **KITCHEN & UTILITY**
- **GAS CENTRAL HEATING**



Packington Hall
Meriden
Warwickshire CV7 7HF

T: 01676 522020
packingtonestate.co.uk

Directors
Lord Aylesford, Lord Guernsey, Lady Guernsey,
B. Gray BSc (Hons), MSC (Hons), MRICS (Agent),
N. Barlow BSc (Hons) FRICS FAAV

Packington Estate Enterprises Ltd. Registered in England No. 2377594
Registered Office: Packington Hall, Meriden, Warwickshire CV7 7HF



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LOCATION

Sunnyside is a two storey semi-detached property and is part of the Packington Estate near Meriden. The property has both front and rear gardens and is approached via its own gravel driveway. It is within easy reach of the M42 (junction 6), M6 and the M40 and Birmingham International Railway Station and Airport are all approx 10 minutes drive away. The village of Meriden provides local amenities such as shops, a primary school, library and a doctor's surgery. There is a bus service from Meriden to Coventry and Solihull.

DESCRIPTION

The property is of brick construction under a tiled roof with a gas fired central heating system and combination boiler.

The accommodation comprises two reception rooms, kitchen, utility room and downstairs WC. On the first floor, there are three bedrooms and a bathroom. In more detail:-

GROUND FLOOR

Entrance Hall

1.7m x 1.72m (5ft 6" x 5ft 7") (max)

Vinyl flooring, radiator and doors leading to:

Lounge

3.58m x 4.09m (11ft 8" x 13ft 5") (max)

Radiator, fitted carpet and window to front elevation

Kitchen

3.2m x 2.2m (10ft 6" x 7ft 2") (max)

Comprising wall and base units, electric oven and hob, vinyl flooring and combi central heating boiler.



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- Dining Room (rear)** 3.36m x 3.58m (11ft x 11ft 8") (max)
With built-in storage cupboards and fitted carpet. Overlooking rear garden.
- Rear Hallway** 2.5m x 4.83m (8ft 2" x 15ft 10") (max)
- Downstairs WC** 2.23m x 0.86m (7ft 3" x 2ft 9") (max)
Comprising wash hand basin and wc.
- Utility Room** 1.88m x 1.91m (6ft 2" x 6ft 3") (max)
Fitted with base and wall units and plumbing for washing machine

FIRST FLOOR

- Landing** 2.63m x 1.02m (8ft 7" x 3ft 4") (max)
With useful storage cupboard
- Bathroom** 1.64m x 2.5m (5ft 4" x 8ft 2") (max)
The bathroom is fitted with a white suite comprising bath with overhead shower, wc and wash hand basin.
- Bedroom One** 3.29m x 3.38m (10ft 9" x 11ft 1") (max)
- Bedroom Two** 3.64m x 3.37m (11ft 11" x 11ft) (max)
- Bedroom Three** 2.68m x 2.44m (8ft 9" x 8ft) (max)

All bedrooms have fitted carpets and radiators.

OUTSIDE

Substantial lawned rear garden. Garden / storage room. Gravel drive to front with lawn.



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GENERAL INFORMATION

Rent	£1,595 pcm payable monthly in advance. The first month's rent is payable upon commencement of the tenancy.
Available Date:	End November 2026
Holding Deposit	A holding deposit of £368 will be required when applying for the property. If an application is accepted then this sum will form part of the Full Deposit payable.
Full Deposit	A sum equal to 5 weeks rent will be payable 3 days prior to commencement of the tenancy i.e. £1,840 (to include the £368 referred to above).
Services	The property has gas central heating on the mains supply. Also on mains supply is water, drainage and electric.
Council Tax	Payable to Solihull Metropolitan Borough Council. Valuation Band E.
Viewing	Strictly by appointment with the Packington Estate office:- Contact: Gail Hinckes Telephone: 01676 526716 Email: property@packingtonestate.co.uk Website: www.packingtonestate.co.uk

IMPORTANT NOTICE

Packington Estate Enterprises Limited for themselves and for the Owners of this property whose Agents they are give notice that:-

- i) The particulars are prepared as a general outline only and are for the guidance and convenience of intended Tenants.
- ii) All descriptions, dimensions, distances and orientations are approximate and intended only to give a reasonable impression of the property.
- iii) Nothing in these particulars shall be taken as implying that any necessary planning, building regulation or other consents have been obtained.
- iv) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Prospective Tenants should satisfy themselves as to the condition and details generally.





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- v) Any photographs show only parts and aspects of the property at the time when the photographs were taken. These may have changed and it should not be assumed that the property remains precisely as displayed. Furthermore, no assumption should be made in respect of parts of the property which are not shown in the photographs.
- vi) Descriptions of a property are inevitably subjective and descriptions contained herein are used in good faith as an opinion and not by way of a statement of fact.
- vii) No person in the employment of Packington Estate Enterprises Limited has any authority to make or give any representations or warranty in relation to this property.



Energy performance certificate (EPC)

Sunnyside
Hampton Lane
Meriden
COVENTRY
CV7 7JR

Energy rating

D

Valid until:

10 August 2030

Certificate
number:

0068-4042-6238-7640-6264

Property type

Semi-detached house

Total floor area

92 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 rating and score

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

[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

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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	Cavity wall, filled cavity	Average
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Flat, no insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 305 kilowatt hours per square metre (kWh/m²).

How this affects your energy bills

An average household would need to spend **£1,052 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 £149 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:

- 14,574 kWh per year for heating
 - 2,199 kWh per year for hot water
-

Impact on the environment

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

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 5.0 tonnes of CO₂

This property's potential production 1.4 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

Step	Typical installation cost	Typical yearly saving
1. Flat roof or sloping ceiling insulation	£850 - £1,500	£42
2. Floor insulation (suspended floor)	£800 - £1,200	£40
3. Heating controls (room thermostat)	£350 - £450	£37
4. Solar water heating	£4,000 - £6,000	£31
5. Solar photovoltaic panels	£3,500 - £5,500	£330
6. Wind turbine	£15,000 - £25,000	£669

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://www.gov.uk/improve-energy-efficiency)

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 \(www.gov.uk/apply-warm-homes-local-grant\)](http://www.gov.uk/apply-warm-homes-local-grant)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](http://www.gov.uk/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	James Lee
Telephone	0121 308 8781
Email	james-lee1@sky.com

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/019653
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	6 August 2020
Date of certificate	11 August 2020
Type of assessment	RdSAP
