

TO LET

2 CROWN CLOSE DYMOK GLOUCESTERSHIRE GL18 2AZ

Pughs

ESTATE AGENTS & VALUERS

Gavel House, Market Street,
Ledbury, Herefordshire, HR8 2AQ
Tel: (01531) 631122 Fax: 631818
Email: property@hjpugh.com
Website: www.hjpugh.co.uk



- Semi Detached
- Three Bedroom
- Well Presented
- Private Garden
- Energy Rating D
- Rental Fee's Apply

£675 Per calendar month


Energy Performance Certificate

2, Crown Close
DYMOCK
GL18 2AZ

Dwelling type: Semi-detached house
Date of assessment: 1 June 2009
Date of certificate: 2 June 2009
Reference number: 0961-2829-6065-0601-2935
Total floor area: 75 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D	56	68
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
<i>Not energy efficient - higher running costs</i>		
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
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E	47	59
(21 - 38) F		
(1 - 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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	315 kWh/m ² per year	235 kWh/m ² per year
Carbon dioxide emissions	4.9 tonnes per year	3.7 tonnes per year
Lighting	£52 per year	£36 per year
Heating	£572 per year	£422 per year
Hot water	£154 per year	£120 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.



This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's 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**

2 Crown Close, Dymock, Gloucestershire, GL18 2AZ

2 Crown Close comprises a well presented and maintained three bedroom semi-detached house with rear garden and off road parking as well as being situated in a village location in close proximity to commuting links.

ENTRANCE

ENTRANCE HALL

Radiator, stairs off

LIVING ROOM 4.9M X 3.9M (16'1" X 12'10")

Feature open fireplace with wooden surround, radiator, wooden floor. Landlords Sofas to remain

KITCHEN/DINING ROOM 4.9M X 3.7M (16'1" X 12'2")

Comprising fitted wall and base units incorporating stainless steel sink unit with drainer, breakfast bar, built in electric hob with oven under and extractor hood over, washing machine, integrated fridge, separate fridge freezer, tiled splashbacks, radiator, door to under stairs storage, cupboard housing central heating boiler, french doors to rear garden, external door to side

FIRST FLOOR

LANDING

Access to roof space, radiator

BEDROOM 5.0M X 2.7M (16'5" X 8'10")

Radiator, double bed frame and mattress.

BEDROOM 2.8M X 2.7M (9'2" X 8'10")

Radiator, double bed frame and mattress.

NURSERY/OFFICE 2.1M X 1.8M (6'11" X 5'11")

Built in wardrobe, radiator

BATHROOM

White suite with panelled bath with shower over, W.C, pedestal basin, tiled splashbacks, radiator, extractor fan

OUTSIDE

The property is approached via a private driveway with parking for two cars, with adjacent gravelled area. The rear garden can be accessed via a wooden side gate and comprises a large paved seating area with step down to a lawn, with Garden Shed.

SERVICES

We understand from the vendors that mains water, drainage and electricity are connected at the property. Oil central heating. Telephone subject to BT regulations

RENT

£700 per calendar month exclusive

Rental Fees Apply

COUNCIL TAX

Band C rates payable £1,417.80

(Forest of Dean District Council 01432 260000)

VIEWING

Strictly by appointment with the sole agents Pughs. Tel. 01531 631122

Out of office hours 07710 757489 Jason Thomson

Pughs

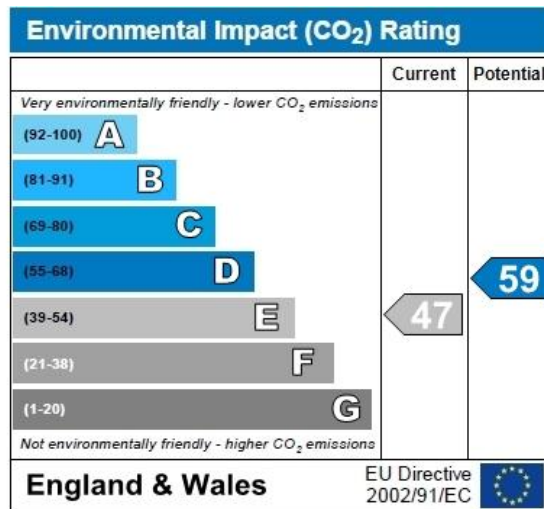
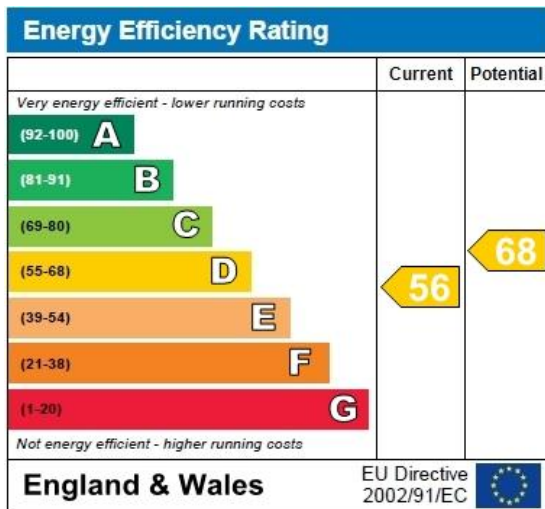
LOCATION MAP



DIRECTIONS

From Ledbury proceed out of the town on the Dymock / Newent road off of the Countrywide Roundabout. On entering Dymock village centre, turn right at the 'T' junction with the Beauchamp Arms Public House on the right hand side. Continue on past the pub and church. Crown Close will then be located on the left hand side just before the garage.

ENERGY PERFORMANCE CERTIFICATE



AGENTS NOTES

Pughs has joined the Tenancy Deposit Scheme, TDS. It guarantees protection of the deposit; and a fair, independent and expert assessment and settlement of any disputes over its return at the end of a tenancy. This is sometimes needed when landlords and tenants are totally unable to agree the amount due for damage, dilapidation or loss at the end of a tenancy.

The Scheme will allow us to continue to hold your deposit. If there is a dispute over how it should be allocated which we cannot settle, we will be able to refer it to the Independent Complaints Examiner. He will adjudicate within 10 working days of receiving all the necessary papers. There will be no additional charge for the adjudication for future tenancies that are covered by the Scheme.

TENANCY AGREEMENT

All lettings subject to satisfactory references, signing of tenancy agreement and payment of following monies.

The tenancy agreement will be set up on an initial six-month period or shorter by agreement.

Full references required prior to an application being approved, along with a deposit of one months rent (refundable upon departure with a satisfactory inspection of the property by the landlords at the end of the tenancy agreement).

Referencing is charged to the Tenant at a cost of £40.20 incl. VAT per applicant. In the event that references are not satisfactory this fee is non refundable.

Upon satisfactory receipt of references there is a contribution payable by the tenant(s) of £180 incl. VAT towards preparation of Tenancy agreements

For clarification we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing the property.

Pughs, for themselves and for the vendors or Lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of the agent has any authority to make or give any representation or warranty whatever in relation to this property.

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