

TO LET

HOPBINE PRIORS COURT HOLLOW LANE STAPLOW LEDBURY

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



- Three bedrooms
- Communal garden
- Rental fees apply
- Available September 2017
- Pets and Children Considered
- Energy Rating 'D'

£800 Per calendar month

Energy Performance Certificate



Hopbine Barn Priors Court,
Staplow,
LEDBURY, HR8 1NQ

Dwelling type: Mid-terrace house
Date of assessment: 05 November 2008
Date of certificate: 25 November 2008
Reference number: 9656-2835-6891-0808-5865
Total floor area: 125 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	58	64	(55-68) D	53	56
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 			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.

The environmental impact rating is a measure of this 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	316 kWh/m ² per year	293 kWh/m ² per year
Carbon dioxide emissions	6.0 tonnes per year	5.5 tonnes per year
Lighting	£125 per year	£65 per year
Heating	£539 per year	£482 per year
Hot water	£181 per year	£181 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.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

Hopbine, Priors Court, Hollow Lane, Staplow, Ledbury, Herefordshire, HR8 1NQ

A spacious three bedroom barn conversion situated in a desirable yet accessible location, communal garden and ample off road parking. Viewing essential.

ENTRANCE

Wooden door to

HALLWAY

Space and plumbing for appliances, exposed timbers and beams, radiator, stairs off

BEDROOM 5.5M X 4.9M MAXIMUM (18'1" X 16'1" MAXIMUM)

Exposed timbers and beams, panel heater

ENSUITE

White suite comprising W.C, hand basin, shower cubicle, exposed timbers and beams, radiator

FIRST FLOOR

LANDING

Radiator

LIVING ROOM 5.8M X 5.0M (19'0" X 16'5")

Exposed timbers and beams, panel heater

KITCHEN 3.6M X 2.2M (11'10" X 7'3")

Fitted wall and base units incorporating stainless steel sink unit and drainer, Zanussi electric oven, Bosch dishwasher, space for appliances, tiled splashbacks, exposed timbers and beams

SECOND FLOOR

LANDING

Exposed timbers and beams, access to storage cupboard

BEDROOM 5.0M X 2.8M (16'5" X 9'2")

Panel heater, exposed timbers and beams

BEDROOM 5.0M X 2.8M (16'5" X 9'2")

Panel heater, exposed timbers and beams

BATHROOM

White suite comprising W.C, hand basin, bath with shower, heated towel rail, part tiled walls

SERVICES

We understand from the Landlord that mains water and electricity are connected to the property. Electric panel heating system. Private Drainage. Electricity, water and drainage are to be charged by the landlord at a rate of £150 per calendar month. Telephone subject to BT regulations.

VIEWING

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

Out of office hours 07710 757489 Jason Thomson

RENT

£800 per calendar month exclusive

Rental Fees Apply

Electricity, water and drainage are to be charged by the Landlord at a rate of £150 per calendar month

COUNCIL TAX

BAND A. Rates payable £1123.05 (2017/18)

(Herefordshire Council 01432 260000)

Pughs

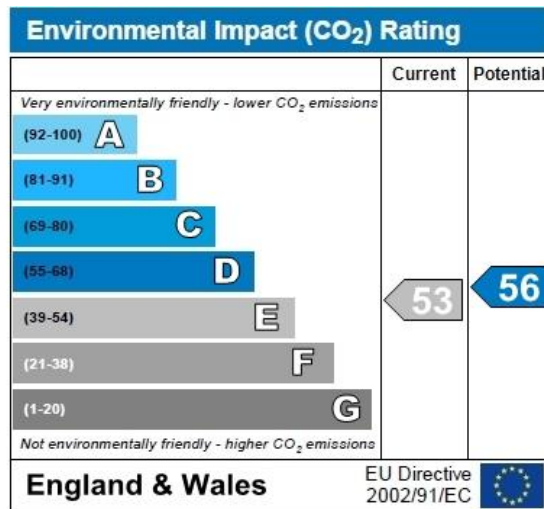
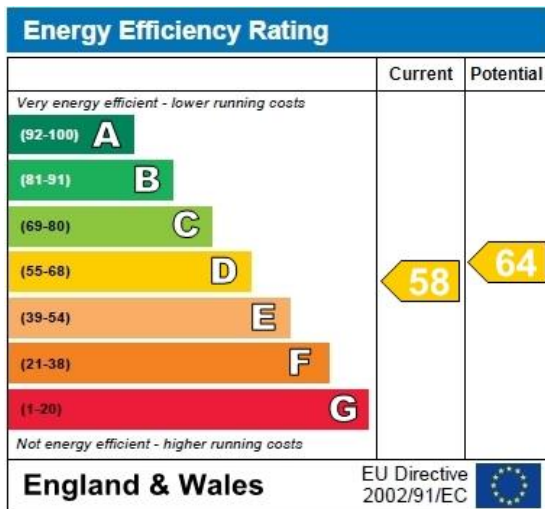
LOCATION MAP



DIRECTIONS

From Ledbury, proceed out of the town on the B4214 and take the third turning on the right hand side at the Staplow crossroads. Proceed past Warren Oak and take the first drive on the left hand side into Priors Court Cottages whereby the property can be found on the right hand side

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 including 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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