

# TO LET

## HOPBINE PRIORS COURT HOLLOW LANE STAPLOW LEDBURY

*Pughs*

ESTATE AGENTS & VALUERS

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- Three bedrooms
- Communal garden
- Available early September 2020
- Rural Location

## £875 Per calendar month

# Energy Performance Certificate

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

<b>Dwelling type:</b>	Mid-terrace house	<b>Reference number:</b>	8568-6829-5819-6355-8906
<b>Date of assessment:</b>	05 November 2018	<b>Type of assessment:</b>	RdSAP, existing dwelling
<b>Date of certificate:</b>	27 November 2018	<b>Total floor area:</b>	119 m <sup>2</sup>


## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 8,517</b>
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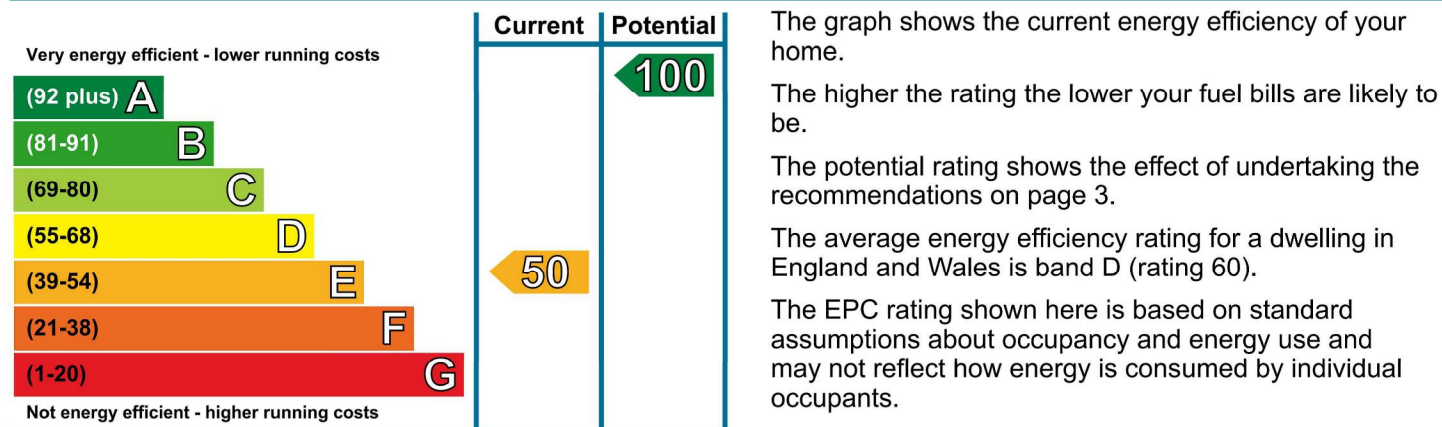
<b>Over 3 years you could save</b>	<b>£ 5,274</b>
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## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 438 over 3 years	£ 249 over 3 years	
Heating	£ 7,410 over 3 years	£ 2,652 over 3 years	
Hot Water	£ 669 over 3 years	£ 342 over 3 years	
<b>Totals</b>	<b>£ 8,517</b>	<b>£ 3,243</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 1,539
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,620
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 162

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

# 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 £170 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

£875 per calendar month exclusive

Electricity, water and drainage are to be charged by the Landlord at a rate of £170 per calendar month

## COUNCIL TAX

BAND A. Rates payable £1282.87 (2020/21)

(Herefordshire Council 01432 260000)

## RIGHT TO RENT REGULATIONS

To comply with Right to Rent Regulations, prospective tenants will be asked to produce identification documentation and proof of residency at the time of making an application

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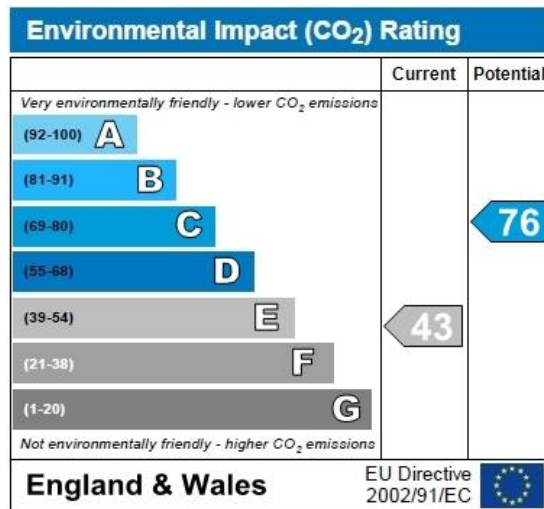
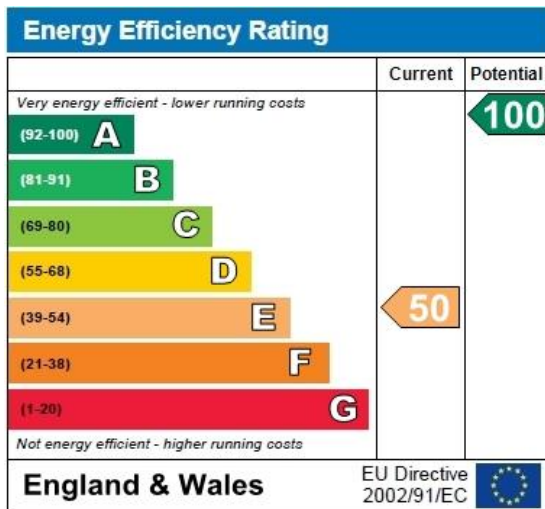
## LOCATION MAP



## 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 five weeks rent (refundable upon departure with a satisfactory inspection of the property by the landlords at the end of the tenancy agreement).

For clarification we wish to inform prospective purchasers/tenants that we have prepared these 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/rent, 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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