

TO LET

WEST LODGE BRIDGEND ELDERSFIELD GLOUCESTERSHIRE GL19 4PN

Pughs

ESTATE AGENTS & VALUERS

Gavel House, Market Street,
Ledbury, Herefordshire, HR8 2AQ
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Website: www.hjpugh.co.uk



- Immaculately presented
- Four bedroom
- Three storeys
- Rural position
- Energy Rating 'E'
- Rental fees apply
- Available mid May 2018
- Strictly no pets please

£900 Per calendar month

Energy Performance Certificate

West Lodge, Bridgend, Eldersfield, GLOUCESTER, GL19 4PN

Dwelling type: Semi-detached house

Date of assessment: 01 April 2016

Date of certificate: 06 April 2016

Reference number: 0498-2094-7214-4836-7914


Type of assessment: RdSAP, existing dwelling

Total floor area: 155 m²

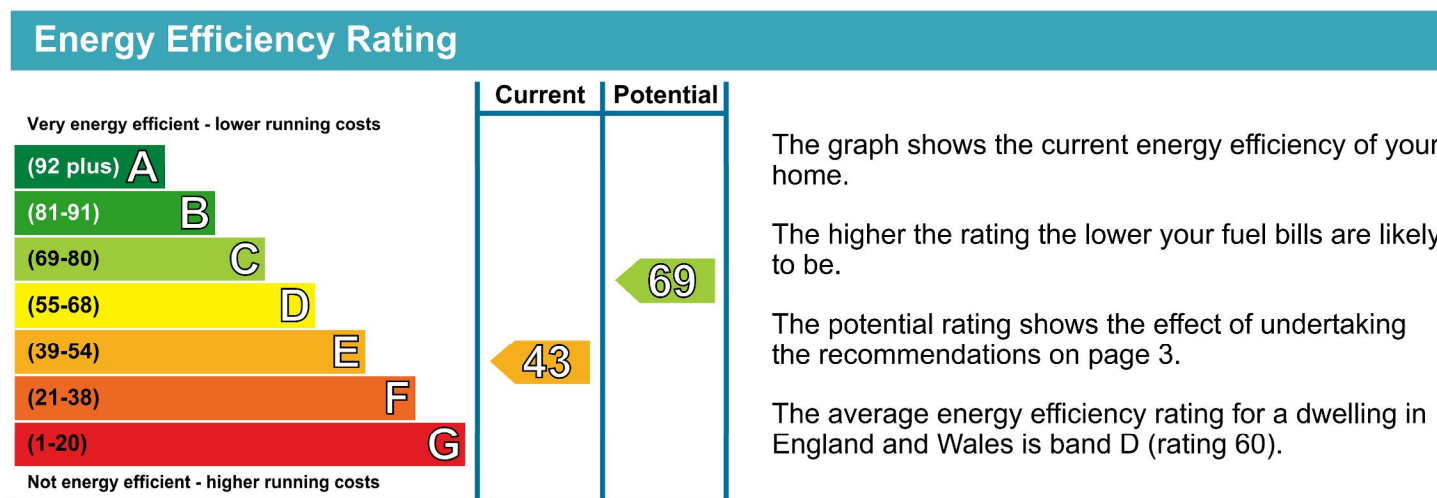
Use this document to:

- 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




Estimated energy costs of dwelling for 3 years:	£ 5,772
Over 3 years you could save	£ 2,064

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 243 over 3 years	
Heating	£ 4,929 over 3 years	£ 3,078 over 3 years	
Hot Water	£ 600 over 3 years	£ 387 over 3 years	
Totals	£ 5,772	£ 3,708	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.



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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£ 999	
2 Internal or external wall insulation	£4,000 - £14,000	£ 699	
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 153	

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

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call **0300 123 1234** (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

West Lodge, Bridgend, Eldersfield, Gloucestershire, GL19 4PN

An immaculately presented four bedroom period property set over three storeys with essential modern day requirements. This property is located in a fantastic peaceful rural position in the Gloucestershire countryside. It also has a good sized garden, off road parking. Available mid May 2018

ENTRANCE

UPVc part glazed wood effect door

KITCHEN 5.5M X 4.1M (18'1" X 13'5")

Comprising fitted wall and base units incorporating 1½ bowl sink unit and drainer, built in electric oven with gas hob and extractor fan over, space and plumbing for appliances, oak laminate flooring, radiator, stable door to garden

LIVING ROOM 5.0M MAX X 4.1M (16'5" MAX X 13'5")

Double glazed wooden bay window to side, feature fire place with brick surround, radiator, oak laminate flooring

HALLWAY

Radiator, stairs off with under stairs storage, oak laminate flooring

CLOAKROOM

White suite comprising WC, hand basin, oak laminate flooring

FIRST FLOOR

LANDING

Access to storage cupboard, stairs leading to second floor, carpet

MASTER BEDROOM 4.2M X 4.1M (13'9" X 13'5")

Radiator, carpet

ENSUITE

White suite comprising shower cubicle with electric shower, hand basin, WC, radiator, wood laminate flooring.

BEDROOM 4.0M X 3.6M (13'1" X 11'10")

Radiator, carpet

FAMILY BATHROOM 2.7M X 1.8M (8'10" X 5'11")

White suite comprising bath with mixer shower over, hand basin, WC, wood laminate flooring, radiator

SECOND FLOOR

LANDING

Access to storage cupboard, carpet

BEDROOM 3.3M X 2.8M (10'10" X 9'2")

Radiator, carpet

BEDROOM 4.0M X 3.0M (13'1" X 9'10")

Radiator, access to loft, radiator

CLOAKROOM

UPVC double glazed skylight, white suite comprising hand basin, WC, wood laminate flooring, radiator

OUTSIDE

The property benefits from a landscaped and lawn area. A gravel pathway leads to the parking area for several vehicles

SERVICES

We understand from the vendors that mains water and electricity are connected at the property. Telephone subject to BT regulations. LPG Gas Central Heating. Drainage is septic tank shared with East Lodge. The oven and heating is Calor gas.

RENT

£900 per calendar month exclusive.

Rental Fees Apply.

COUNCIL TAX

Band E - £1890.28 (2018/19)

(Malvern Hills District Council 01684 862151)

VIEWING

Strictly by appointment with the sole agents Pughs. 01531 631122

Out of office hours Jason Thomson 07710 757489

Pughs

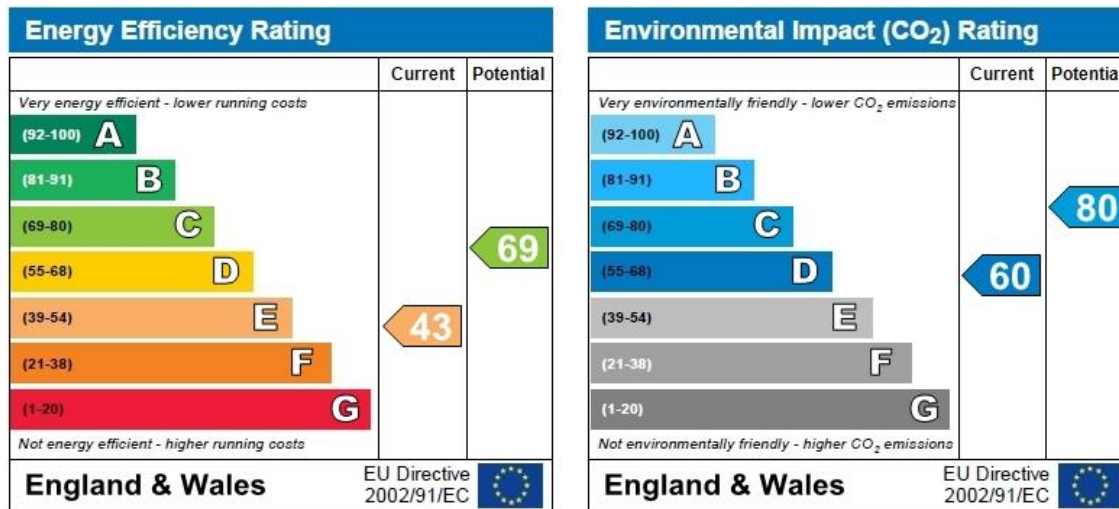
LOCATION MAP



DIRECTIONS

From M50 Junction 2 take the A417 towards Gloucester. After one mile take the second turning on the right signposted towards Pendock. At the cross roads turn right. Take the first turning on the left signposted towards Eldersfield and bear right. Proceed for approximately one mile where the property can be found on the left. Please see Agents Board.

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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