

# TO LET

## 42 QUEENS COURT LEDBURY HEREFORDSHIRE HR8 2AL

*Pughs*

ESTATE AGENTS & VALUERS

Gavel House, Market Street,  
Ledbury, Herefordshire, HR8 2AQ  
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- Two bedrooms
- Semi-detached bungalow
- Patio Garden
- Close to towns amenities
- Pets considered
- Energy Rating D

## £525 Per calendar month

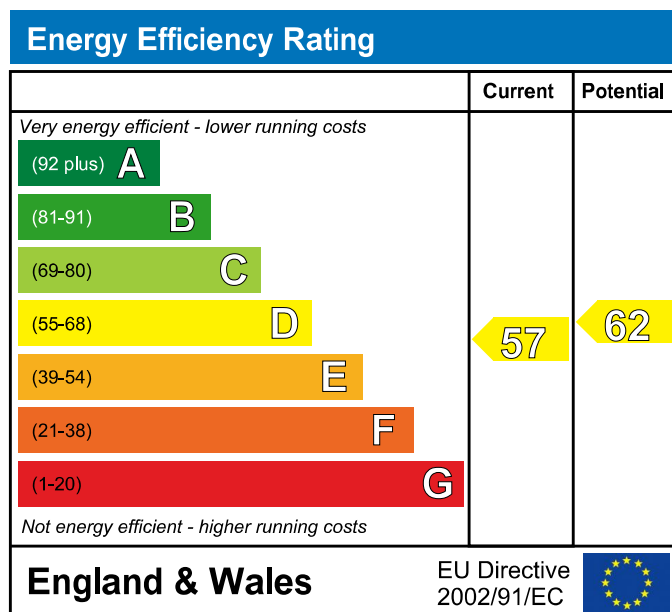
# Energy Performance Certificate



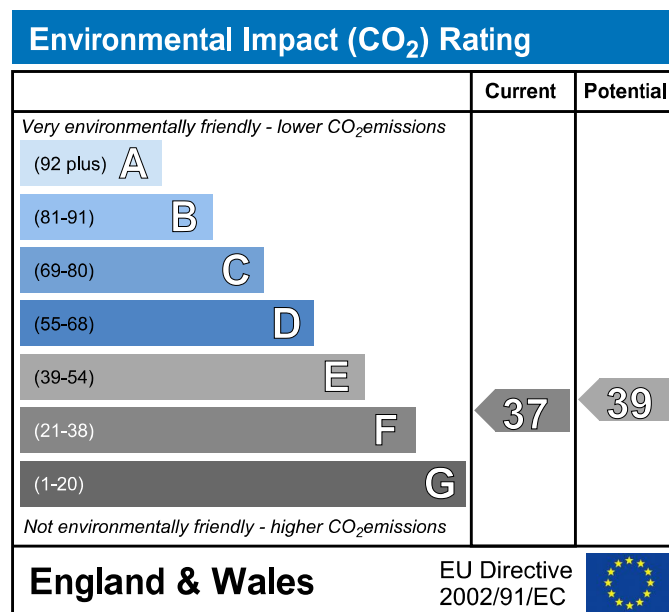
42, Queens Court  
LEDBURY  
HR8 2AL

Dwelling type: Semi-detached bungalow  
Date of assessment: 30 March 2012  
Date of certificate: 31 March 2012  
Reference number: 7298-7074-6257-9762-9960  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 49 m<sup>2</sup>

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 (CO<sub>2</sub>) emissions.



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 a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	567 kWh/m <sup>2</sup> per year	536 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	5.0 tonnes per year	4.7 tonnes per year
Lighting	£45 per year	£32 per year
Heating	£529 per year	£468 per year
Hot water	£119 per year	£119 per year

### You could save up to £75 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

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.

## **42 Queens Court, Ledbury, Herefordshire, HR8 2AL**

A well presented and proportioned two bedroom semi-detached bungalow with the benefit of private patio rear garden, located in a popular cul-de-sac location which is in close proximity to Ledbury's town centre and amenities.

### **ENTRANCE**

Steps and railing leading to front double glazed aluminium door

### **HALLWAY**

Access to loft, fitted curtain, fitted carpet, doors off to:

### **LIVING ROOM 5.3M X 4.3M MAXIMUM (17'5" X 14'1" MAXIMUM)**

L shaped room, recently decorated, fitted curtains, storage heater, UPVc door to rear garden, fitted carpet, glazed panel door to:

### **KITCHEN 2.1M X 1.9M (6'11" X 6'3")**

Comprising fitted wall and base units incorporating stainless steel sink unit with drainer, space and plumbing for appliances, electric fan oven, four ring electric hob with extractor hood above

### **BEDROOM 4.2M X 2.5M (13'9" X 8'2")**

Built in double wardrobe, storage heater, fitted carpet

### **BEDROOM 3.5M X 2.6M (11'6" X 8'6")**

Night storage heater, fitted carpet

### **BATHROOM**

White suite comprising W.C., hand basin, walk in shower, tiled walls

### **OUTSIDE**

There is a pathway to the front door. To the rear is a private compact patio garden with garden shed.

### **SERVICES**

We understand from the owners that mains water, electric and drainage are connected to the property. Telephone subject to BT regulations.

### **VIEWING**

Strictly by appointment with the joint letting agents Pughs, Tel. 01531 631122.

Out of office hours 07710 757489 Jason Thomson.

### **COUNCIL TAX**

BAND B. Rates payable £1425.73 (2018/2019)  
(Herefordshire Council 01432 260000)

### **RENT**

£525 pcm Exclusive  
Rental Fee's Apply

***Pughs***

## LOCATION MAP



## DIRECTIONS

From our offices turn left out of Market Street and proceed down Bye Street and take the first turning on the left into 'Queens Court'. Take the first pedestrian paved turning to the right and then bear left. Number 42 can be located on the left at the far end.

## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>57</b>	<b>62</b>
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		<b>37</b>	<b>39</b>
England & Wales		EU Directive 2002/91/EC	

### 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.

**Pughs**