

# TO LET

**285 THE HOMEND  
LEDBURY  
HEREFORDSHIRE  
HR8 1AR**

***Pughs***

**ESTATE AGENTS & VALUERS**

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- **Three Bedroom House**
- **Close to Train Station**
- **Off road parking**
- **Detached Garage**
- **Rental Fee's Apply**
- **Energy Rating C**

**£845 Per calendar month**

# Energy Performance Certificate




285, The Homend  
LEDBURY  
HR8 1AR

Dwelling type: Mid-terrace house  
Date of assessment: 19 August 2009  
Date of certificate: 19-Aug-2009  
Reference number: 8621-6028-5430-6941-5092  
Total floor area: 103 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.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>	<b>80</b>	<b>82</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>England &amp; Wales</b> 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 (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>	<b>79</b>	<b>80</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>England &amp; Wales</b> 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 (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	139 kWh/m <sup>2</sup> per year	131 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.4 tonnes per year	2.2 tonnes per year
Lighting	£98 per year	£55 per year
Heating	£326 per year	£333 per year
Hot water	£97 per year	£97 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](http://www.energysavingtrust.org.uk/myhome)**

## 285 The Homend, Ledbury, Herefordshire, HR8 1AR

285 The Homend is a three double bedroom town house, with the master bedroom having a dressing room and Ensuite. The property is located on the outskirts of Ledbury, it's position is ideal for commuters and for the towns amenities. The property also has the benefit of off road parking, garage and a private rear garden. Rental Fee's Apply

### ENTRANCE

Timber door to

### HALLWAY

Radiator, access to storage cupboard, stairs off

### CLOAKROOM

White suite comprising W.C, hand basin in vanity unit, radiator

### KITCHEN 3.9M X 1.9M (12'10" X 6'3")

Comprising fitted wall and base units incorporating 1½ bowl stainless steel sink unit and drainer, space and plumbing for appliances, Indesit oven, four ring gas hob and extractor over, tiled splashbacks, breakfast bar, radiator

### LIVING ROOM 5.0M X 3.9M MAXIMUM (16'5" X 12'10" MAXIMUM)

Access to cupboard, radiator, French doors to rear garden

### FIRST FLOOR

### LANDING

Radiator

### BEDROOM 3.9M X 3.0M (12'10" X 9'10")

Wardrobes, radiator

### BEDROOM 3.9M X 3.3M MAXIMUM (12'10" X 10'10" MAXIMUM)

Radiator

### BATHROOM

White suite comprising W.C, hand basin in vanity unit, bath with shower over, radiator, part tiled walls

### SECOND FLOOR

### BEDROOM 4.0M X 2.8M (13'1" X 9'2")

Access to boiler, radiator

### DRESSING AREA 3.2M X 1.9M (10'6" X 6'3")

Built in wardrobes, radiator

### ENSUITE

White suite comprising W.C, hand basin in vanity unit, shower cubicle, radiator, part tiled walls, access to storage cupboard

### OUTSIDE

The property is approached via a pedestrian path to the front door, adjacent to the path is a low maintenance garden with lawn area and shrubs. The rear garden can be accessed via a wooden gate and comprises paved seating area with steps up to a further lawn area.

### SERVICES

We understand from the Landlord that there is mains water, electric, gas and drainage connected to the property. Gas fired central heating. Telephone subject to BT regulations,

### COUNCIL TAX

BAND D. Rates payable £1833.08 (2018/2019)  
(Herefordshire Council 01432 260000)

### VIEWING

Strictly by appointment with the sole agents Pughs. Tel. 01531 631122  
Out of office hours 07710 757489 Jason Thomson

### RENT

£845 per calendar month exclusive  
Rental Fees Apply

### 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

*Pughs*

LOCATION MAP



DIRECTIONS

From the agents Ledbury office turn left at the clock tower and proceed along the High Street and The Homend. Continue straight over the traffic lights where the property can be found on the right hand side. To access the parking and garage turn right into Masefield Avenue where the garage is on the left hand side.

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>	80	82	(69-80) <b>C</b>	79	80
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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.

