

# 38 CHURCHILL MEADOW LEDBURY HEREFORDSHIRE HR8 2DG

*Pughs*

ESTATE AGENTS & VALUERS

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- Link Detached Bungalow
- Two Bedrooms
- Garage and Off Road Parking
- Cul De Sac Location
- No Chain
- Energy Rating D

## Offers in the region of £195,000

# Energy Performance Certificate

38, Churchill Meadow, LEDBURY, HR8 2DG

Dwelling type: Detached bungalow

Date of assessment: 05 July 2018

Date of certificate: 05 July 2018

Reference number: 8558-7023-5240-3965-5902

Type of assessment: RdSAP, existing dwelling

Total floor area: 69 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


**Estimated energy costs of dwelling for 3 years:**

**£ 2,538**

**Over 3 years you could save**

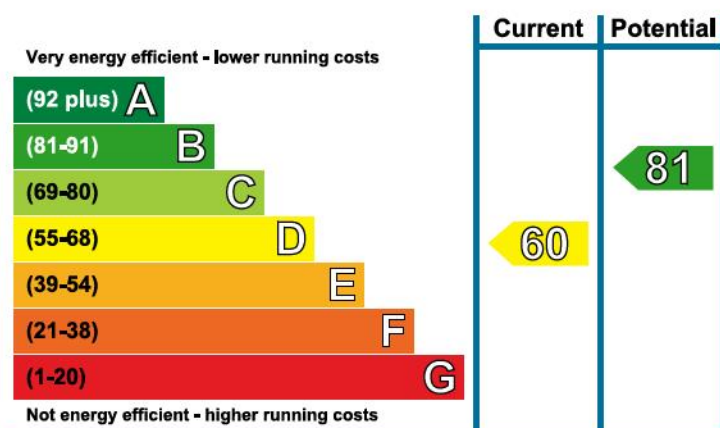
**£ 618**

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 153 over 3 years	
Heating	£ 1,941 over 3 years	£ 1,542 over 3 years	
Hot Water	£ 378 over 3 years	£ 225 over 3 years	
<b>Totals</b>	<b>£ 2,538</b>	<b>£ 1,920</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



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 72
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 285
3 Low energy lighting for all fixed outlets	£20	£ 57

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.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



## **38 Churchill Meadow, Ledbury, Herefordshire, HR8 2DG**

38 is an attached two bedroom bungalow with off road parking, garage and private rear garden in a private cul de sac location within close distance to Ledbury's amenities. No Chain

### **ENTRANCE**

UPVc door to

### **PORCH**

Timber glazed door to

### **HALLWAY**

Access to storage cupboard, radiator

### **KITCHEN 2.1M X 2.0M (6'11" X 6'7")**

Comprising fitted wall and base units incorporating acrylic sink and drainer, gas oven with four ring gas hob over, space and plumbing for appliances, tiled splashbacks, radiator

### **LIVING ROOM 6.4M X 4.5M MAXIMUM (21'0" X 14'9" MAXIMUM)**

L shaped room, two radiators, electric fire with timber surround, patio doors to

### **CONSERVATORY 2.8M X 2.7M (9'2" X 8'10")**

Patio doors to rear garden

### **BEDROOM 4.5M X 3.2M (14'9" X 10'6")**

Access to storage cupboard, built in wardrobe and vanity unit, radiator

### **BEDROOM 3.2M X 2.8M (10'6" X 9'2")**

Access to storage cupboard, radiator

### **SHOWER ROOM**

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

### **OUTSIDE**

To the front of the property there is a driveway which leads to the single garage (5.4m x 2.6m) the driveway. The rear garden has a paved patio area adjacent to the house and flower borders

### **VIEWING**

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

Out of office hours 07836 320330 James Pugh

### **SERVICES**

We understand from the vendor that mains water, drainage, electricity and gas are connected at the property. Telephone subject to BT regulations

### **TENURE**

We understand that the property is freehold and offered with vacant possession upon completion

### **COUNCIL TAX**

Band C rates payable £1629.40 (2018/2019)

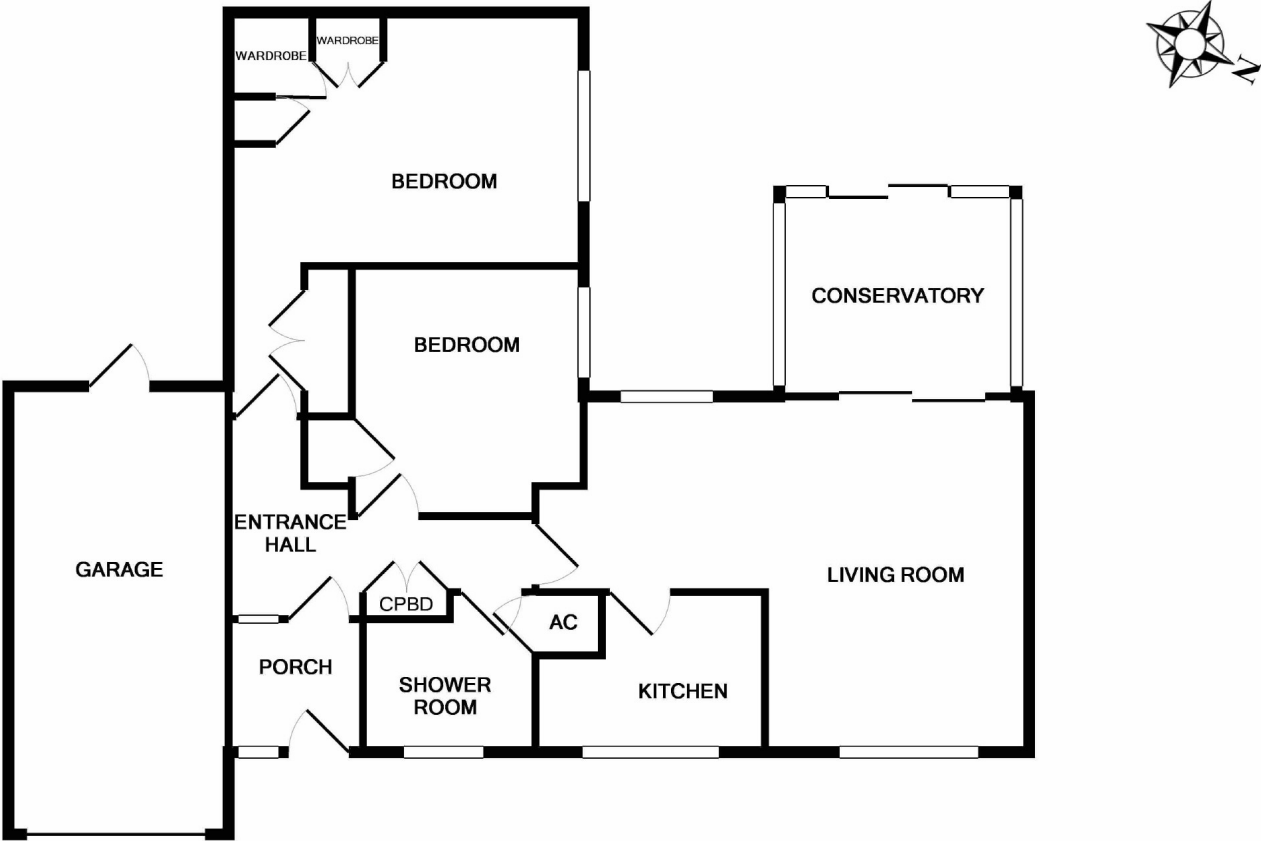
(Herefordshire Council 01432 260000)

### **DIRECTIONS**

From the Agent's offices, turn left out of Market Street on to Bridge Street. Follow the road towards the Ledbury Bypass, passing Childer Road on the right hand side, take the next turning left into Little Marcle Road before the roundabout. Turn left into Churchill Meadow, the take the second turning on the left and the property can be found at the end of the road on the left hand side. Please see agent's board

***Pughs***

FLOORPLAN



TOTAL APPROX. FLOOR AREA 977 SQ.FT. (90.7 SQ.M.)

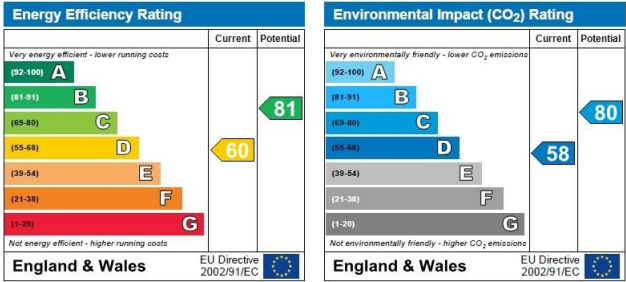
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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LOCATION MAP



ENERGY PERFORMANCE CERTIFICATE



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

