

# TO LET

## MILLARS WELL WOODLEIGH ROAD LEDBURY HEREFORDSHIRE HR8 2BQ

*Pughs*

ESTATE AGENTS & VALUERS

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Ledbury, Herefordshire, HR8 2AQ  
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- Detached Bungalow
- Three Bedroom
- Private Garden
- Close to Station and Amenities
- Energy Rating 'E'
- Rental Fees Apply

## £795 Per calendar month

# Energy Performance Certificate



Millars Well  
Woodleigh Road  
LEDBURY  
HR8 2BQ

Dwelling type: Detached bungalow  
Date of assessment: 3 February 2010  
Date of certificate: 03-Feb-2010  
Reference number: 8770-6222-5870-2947-5906  
Type of assessment: RdSAP, existing dwelling  
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>                          |                            |           |
| (55 - 68) <b>D</b>                          |                            |           |
| (39 - 54) <b>E</b>                          | <b>54</b>                  | <b>63</b> |
| (21 - 38) <b>F</b>                          |                            |           |
| (1 - 20) <b>G</b>                           |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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>  |                            |           |
| (55 - 68) <b>D</b>  |                            |           |
| (39 - 54) <b>E</b>  | <b>48</b>                  | <b>56</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<br>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               | 346 kWh/m <sup>2</sup> per year | 280 kWh/m <sup>2</sup> per year |
| Carbon dioxide emissions | 5.9 tonnes per year             | 4.8 tonnes per year             |
| Lighting                 | £87 per year                    | £ 51 per year                   |
| Heating                  | £880 per year                   | £ 728 per year                  |
| Hot water                | £104 per year                   | £ 104 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 temperature, 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.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving 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.

## **Millars Well, Woodleigh Road, Ledbury, Herefordshire, HR8 2BQ**

A well presented three bedroom detached bungalow benefiting from spacious living accommodation. garage and good sized garden. The property is close to Ledbury's amenities. Available immediately.

### **ENTRANCE**

Timber door to

### **HALLWAY**

### **LIVING ROOM 6.8M X 4.1M (22'4" X 13'5")**

Gas fire, two radiators

### **KITCHEN 4.3M X 3.1M (14'1" X 10'2")**

Comprising fitted wall and base units incorporating stainless sink unit and drainer, electric oven, four ring gas hob and extractor over, space and plumbing for appliances, tiled splashbacks, UPVc door to garden

### **REAR HALL**

Access to airing cupboard

### **BEDROOM 4.7M X 3.8M (15'5" X 12'6")**

Storage cupboards, access to loft, radiator

### **BEDROOM 3.6M X 3.1M (11'10" X 10'2")**

Storage cupboards, radiator, French doors to

### **CONSERVATORY 3.6M X 2.2M (11'10" X 7'3")**

French doors to garden

### **BATHROOM**

White suite comprising W.C, hand basin, bath with shower over, heated towel rail, part tiled walls

### **BEDROOM 4.2M X 3.5M (13'9" X 11'6")**

Storage cupboard, radiator

### **OUTSIDE**

To the front of the property is a driveway giving access to the attached garage. A path leads to the front door and round the side of the property. To the side and rear are lawn areas, a greenhouse and pedestrian access to the garage

### **SERVICES**

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

### **COUNCIL TAX**

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

### **RENT**

£795 per calendar month exclusive  
Rental Fees Apply

### **VIEWING**

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

### **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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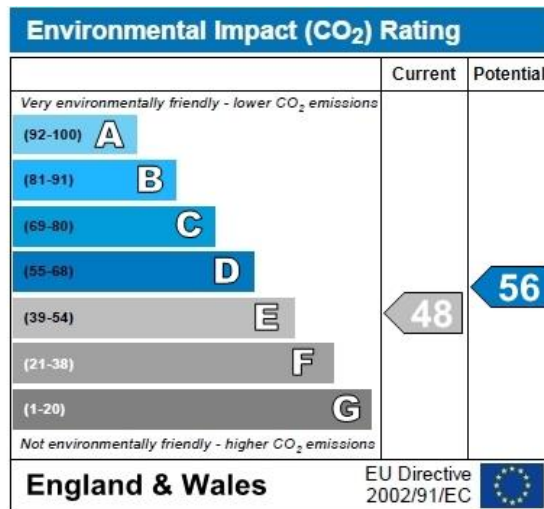
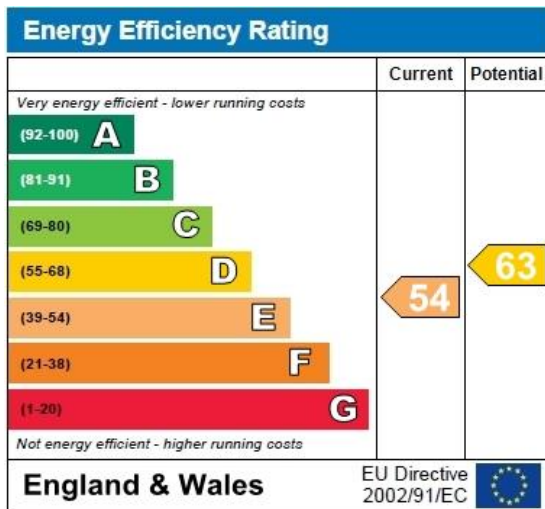
## LOCATION MAP



## DIRECTIONS

From our office turn left into Bye Street, continue on Bridge Street, take the second left turn into Woodleigh Road, where the property is found on the left hand side as indicated by our To Let 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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