

**BRYN HILL
LOWER EGGLETON
LEDBURY
HEREFORDSHIRE
HR8 2TZ**

Pughs

ESTATE AGENTS & VALUERS

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- Detached House
- Large Detached House
- Large Garden
- Off road parking
- Good commuting
- Energy rating D

GUIDE PRICE £380,000

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Zoopla.co.uk

 OnTheMarket.com

Partners: H J Pugh FNAEA FNAVA; J H Pugh BSc (Hons) MRICS MNAVA; J D Thomson BSc (Hons) MRICS FAAV MARLA

Bryn Hill, Lower Eggleton, LEDBURY, HR8 2TZ

Dwelling type:	Detached house	Reference number:	9778-5089-7201-6908-2910
Date of assessment:	13 September 2018	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	13 September 2018	Total floor area:	140 m ²

Use this document to:

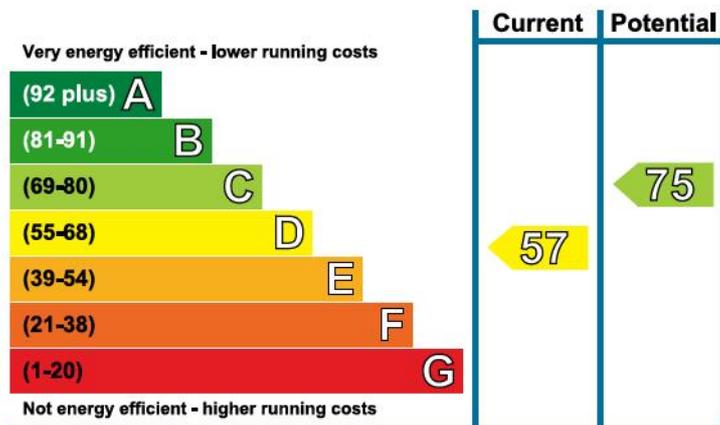
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,165
Over 3 years you could save	£ 717

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 453 over 3 years	£ 276 over 3 years	
Heating	£ 2,292 over 3 years	£ 1,956 over 3 years	
Hot Water	£ 420 over 3 years	£ 216 over 3 years	
Totals	£ 3,165	£ 2,448	

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 Floor insulation (solid floor)	£4,000 - £6,000	£ 234
2 Low energy lighting for all fixed outlets	£55	£ 156
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 219

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 or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Bryn Hill, Lower Eggleton, Ledbury, Herefordshire, HR8 2TZ

A substantial and tastefully appointed 4 bedroom detached family home with off road parking, integral garage and private rear garden. The property has excellent communication links to Hereford, Worcester, Ledbury and Leominster. The railway and motorway networks are also easily accessible.

RECESSED PORCH

With light, tiled floor and part glazed front door to

RECEPTION HALL

Radiator, stairs off under with storage under, stairs cupboard, laminate wood flooring, smoke detector, central heating, thermostat

CLOAKROOM

White suite comprising W.C, wash hand basin, vinyl flooring

SITTING ROOM 21' X 11'4 (6.40M X 3.45M)

A feature fire place with exposed brickwork with oak mantle over, wood burning stove inset, patio doors to rear garden

DINING ROOM 12'4 X 12'5 (3.76M X 3.78M)

Carpet

KITCHEN/BREAKFAST ROOM 24'4 X 10' (7.42M X 3.05M)

Comprising fitted wall and base units incorporating 1½ bowl stainless steel sink unit and drainer, built in double oven, four ring electric hob with extractor over, space and plumbing for appliances, tiled splashbacks and floor

UTILITY ROOM 9'1 X 6'3 (2.77M X 1.91M)

Comprising fitted wall and base units incorporating sink and drainer, space and plumbing for appliances, door to garage

FIRST FLOOR

LANDING

Access to loft space, smoke detector, carpet

BEDROOM 14'4 X 11.5 (4.37M X 0.30M)

Built in wardrobes with one mirrored front, radiator

EN SUITE

White suite comprising shower cubicle, W.C, hand basin, vinyl flooring



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BEDROOM 9'11 X 9'6 (3.02M X 2.90M)

Built in wardrobe, radiator, carpet

BEDROOM 11'4 X 11'4 (3.45M X 3.45M)

Radiator, carpet

BEDROOM 11'4 X 9'4 (3.45M X 2.84M)

Radiator, carpet

BATHROOM

White suite comprising bath with shower attachment over, W.C, hand basin in vanity unit, vinyl flooring

OUTSIDE

The property is approached off the A4103 by a tarmacadam driveway with the initial short section shared with the neighbouring house and this provides an ample turning and parking area in front of the house. This also gives access into an attached garage 17'5 x 9'2 with up and over door. The gardens to the front of the property are laid principally to lawn and bordered with mature hedges and close board fencing. There is gated access leading through to the rear where there is a large patio area, large lawn, decked play area, large garden shed 10' x 8' all enclosed with close board fencing a mature hedging.

SERVICES

We understand from the vendors that mains water and electricity are connected at the property. Private septic tank bio system, oil central heating

TENURE

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

COUNCIL TAX

BAND F £2569.33(2018/2019)

(Herefordshire Council 01432 260000)

ANTI MONEY LAUNDERING REGULATIONS

To comply with anti money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale.

LOCATION MAP



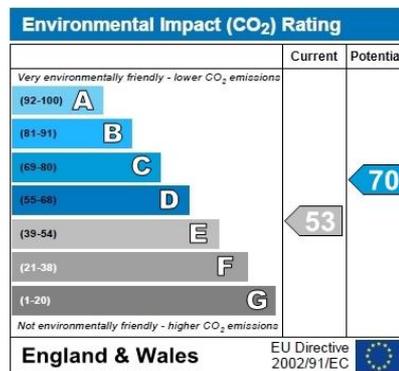
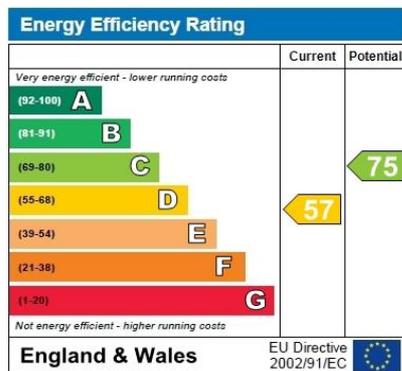
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FLOOR PLAN



DIRECTIONS

From Ledbury proceed on the A438 towards Hereford. At the Trumpet Crossroads turn right onto the A417 towards Leominster. At Newtown Crossroads take the first left and the property can be found second turn on the right.



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.

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