

TO LET
LAMORNA
THE HOMEND
LEDBURY
HEREFORDSHIRE
HR8 1BS

Pughs

ESTATE AGENTS & VALUERS

Gavel House, Market Street,
Ledbury, Herefordshire, HR8 2AQ
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- **Three bedroom**
- **Detached House**
- **Off Road Parking**
- **Energy Rating C**
- **Rental Fees Apply**
- **Available 1st February 2019**

£750 Per calendar month

Energy Performance Certificate

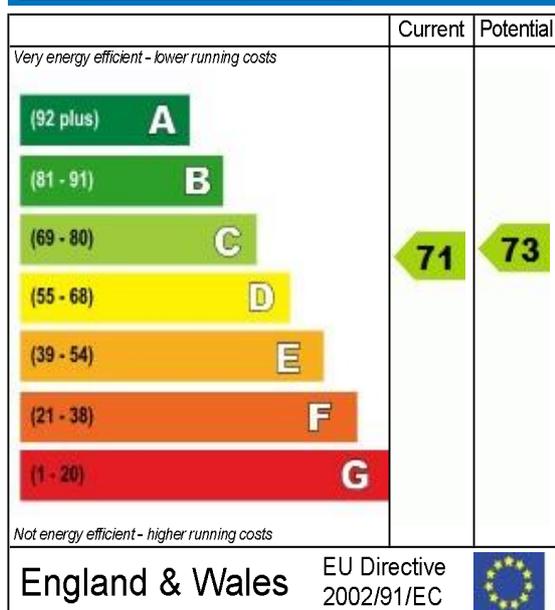


Lamorna
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Dwelling type: Detached house
Date of assessment: 16 February 2010
Date of certificate: 16-Feb-2010
Reference number: 8703-1667-0229-5596-2203
Type of assessment: RdSAP, existing dwelling
Total floor area: 85 m²

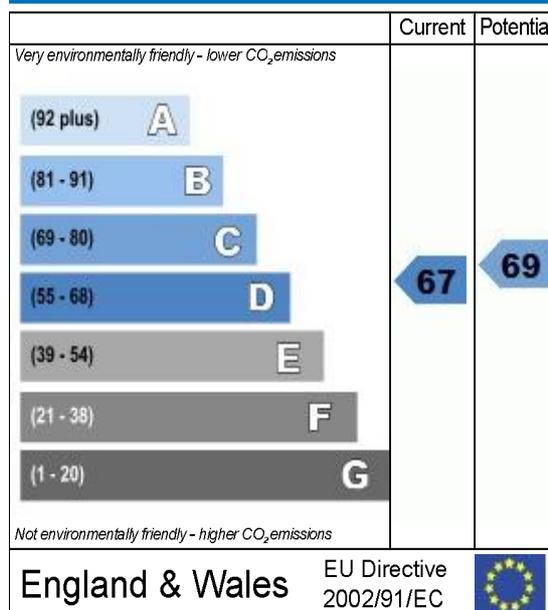
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



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 (CO₂) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	226 kWh/m ² per year	213 kWh/m ² per year
Carbon dioxide emissions	3.2 tonnes per year	3.0 tonnes per year
Lighting	£66 per year	£ 44 per year
Heating	£491 per year	£ 476 per year
Hot water	£98 per year	£ 98 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.

Lamorna, The Homend, Ledbury, Herefordshire, HR8 1BS

A well positioned three bedroom detached home, with gated access to a tarmac driveway, parking for a couple of vehicles.

PORCH

Double glazed door leads to

RECEPTION HALL

Carpet

SITTING ROOM 5.116 X 3.940 (16'10" X 12'11")

Radiator, feature stone fireplace with shelving

KITCHEN/BREAKFAST ROOM 5.075 X 3.028 (16'8" X 9'11")

Comprising fitted wall and base units incorporating stainless steel sink unit and drainer, space for an electric cooker, space and plumbing for appliances, radiator, double glazed external door to rear

BEDROOM 5.094 X 3.041 (16'8" X 10'0")

Carpet, radiator

BEDROOM 2.630 X 3.0 (8'8" X 9'10")

Carpet, radiator

BEDROOM 2.050 X 3.020 (6'9" X 9'11")

Radiator, carpet

BATHROOM

White suite comprising panelled bath with shower over, w.c, wash hand basin, tiled floor, tiled splash backs

OUTSIDE

Single garage, gated parking to front. Patio rear garden with raised flower bed. Garden shed

SERVICES

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

COUNCIL TAX

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

RENT

£800 per calendar month exclusive
Rental Fees Apply

VIEWING

Strictly by appointment with the joint letting 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

Pughs

LOCATION MAP



DIRECTIONS

From the agents Ledbury office turn left at the clock tower and proceed along the High Street and The Homend. At the traffic lights the property can be found on the right hand side.

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		71	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C		67	69
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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.

