

# TO LET

**3 COLD GREEN  
BOSBURY  
LEDBURY  
HEREFORDSHIRE  
HR8 1NN**

*Pughs*

**ESTATE AGENTS & VALUERS**

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Ledbury, Herefordshire, HR8 2AQ  
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- **Three Bedrooms**
- **Semi Detached**
- **Garden and Rural Views**
- **Good Commuting Links**
- **Rental Fees Apply**
- **Energy Rating 'E'**

**£795 Per calendar month**

## 3 Cold Green Council Houses, Bosbury, LEDBURY, HR8 1NN

<b>Dwelling type:</b>	Semi-detached house	<b>Reference number:</b>	9328-3042-7239-4053-4900
<b>Date of assessment:</b>	12 January 2017	<b>Type of assessment:</b>	RdSAP, existing dwelling
<b>Date of certificate:</b>	12 January 2017	<b>Total floor area:</b>	71 m <sup>2</sup>

### Use this document to:

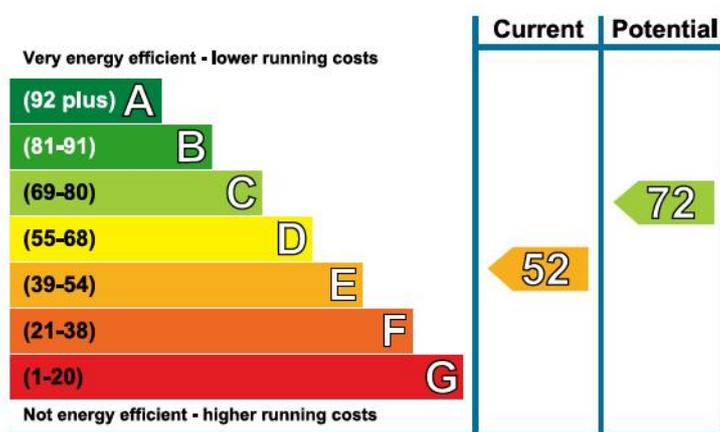
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,400</b>
<b>Over 3 years you could save</b>	<b>£ 426</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 309 over 3 years	£ 162 over 3 years	
Heating	£ 1,773 over 3 years	£ 1,599 over 3 years	
Hot Water	£ 318 over 3 years	£ 213 over 3 years	
<b>Totals</b>	<b>£ 2,400</b>	<b>£ 1,974</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	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 102	
2 Low energy lighting for all fixed outlets	£45	£ 126	
3 Heating controls (programmer and TRVs)	£350 - £450	£ 90	

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.

## 3 Cold Green, Bosbury, Ledbury, Herefordshire, HR8 1NN

A well built three bedroom semi detached rural house with large gardens, off road parking and countryside views. located along a peaceful lane with easy access to Ledbury and beyond. Viewing highly recommended. Available immediately.

### ENTRANCE

UPVc door to

### HALLWAY

Stairs off, radiator

### LIVING ROOM 4.4M X 4.0M (14'5" X 13'1")

Wood burner, under stairs storage cupboard, radiator, laminate floor

### INNER HALL

Radiator, storage cupboard, external door to rear garden

### KITCHEN 2.8M X 2.5M (9'2" X 8'2")

Comprising fitted wall and base units incorporating acrylic sink with drainer, space and plumbing for appliances, space for cooker with extractor fan over, tiled splashbacks

### W.C

White suite comprising W.C, hand basin, radiator, part tiled walls

### SCULLERY 2.5M X 1.7M (8'2" X 5'7")

Space for appliances

### GARDEN LEAN TO 4.0M X 2.1M (13'1" X 6'11")

## FIRST FLOOR

### LANDING

Access to airing cupboard and loft, carpet

### BEDROOM 4.4M X 2.8M (14'5" X 9'2")

Radiator, carpet

### BEDROOM 3.0M X 2.5M (9'10" X 8'2")

Radiator, carpet

### BEDROOM 3.5M X 2.0M (11'6" X 6'7")

Radiator, carpet

### BATHROOM

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

### OUTSIDE

The off road parking area leads to the pedestrian gated front garden which is mainly laid to lawn with flower borders and beds. A pedestrian door leads to the garden lean to which give access to the rear garden. This comprises a large garden which comprises patio area with outside oil fired boiler, flower beds, path leading to garden sheds and former brick privy. The garden looks out to agricultural fields

### VIEWING

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

Out of office hours 07710 757489 Jason Thomson

### COUNCIL TAX

BAND C. Rates payable £1574.88 (2018/2019)

(Herefordshire Council 01432 260000)

### SERVICES

We understand from the Landlord that mains water, electricity and drainage connected to the property, Oil fired central heating. Telephone subject to BT connection regulations.

### RENT

£795 pcm excl.

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

The logo for Pughs is a blue rectangle with a white border. Inside the rectangle, the word "Pughs" is written in a white, italicized serif font.

## LOCATION MAP



## DIRECTIONS

From Ledbury proceed along the B4214 towards Bosbury. Proceed through the hamlet of Staplow and then take the first left turn towards Munsley. Proceed along the lane for approximately 0.25 mile where the property is third on the left. Please see agent's board

## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		52	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

