

# REHOBOOTH RYALL GROVE UPTON UPON SEVERN WORCESTERSHIRE WR8 0PP

**Pughs**

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- Three Bedrooms
- Detached Bungalow
- Large Private Garden
- Off Road Parking
- Energy Rating 'E'
- No Chain

Offers in the region of £390,000

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 OnTheMarket.com

# Energy Performance Certificate



HM Government

Rehoboth, Grove Crescent, Upton-upon-Severn, WORCESTER, WR8 0PP

Dwelling type: Detached bungalow  
Date of assessment: 10 September 2018  
Date of certificate: 10 September 2018

Reference number: 8848-6321-9490-0450-4992  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 138 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

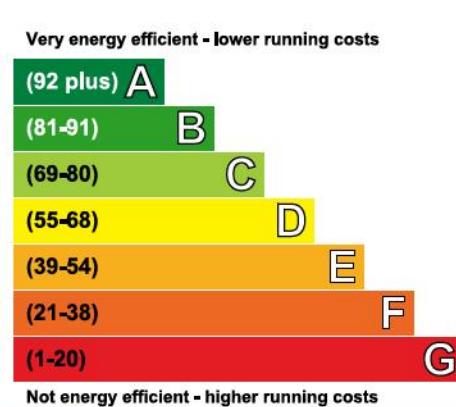
Estimated energy costs of dwelling for 3 years:	£ 3,240
Over 3 years you could save	£ 1,164

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 450 over 3 years	£ 246 over 3 years	
Heating	£ 2,337 over 3 years	£ 1,467 over 3 years	
Hot Water	£ 453 over 3 years	£ 363 over 3 years	
Totals	£ 3,240	£ 2,076	You could save £ 1,164 over 3 years

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 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 294
2 Cavity wall insulation	£500 - £1,500	£ 333
3 Floor insulation (suspended floor)	£800 - £1,200	£ 168

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.

# **Rehoboth, Ryall Grove, Upton Upon Severn, Worcestershire, WR8 0PP**

Rehoboth is a well presented three bedroom detached bungalow located in a popular commuter area which has recently been decorated internally and has the benefit of a large private garden. No Chain

## **ENTRANCE**

UPVc door to

## **PORCH**

Timber door to:

## **HALLWAY**

Two radiators, access to loft

## **LIVING ROOM 6.7M X 4.5M (22'0" X 14'9")**

Area for electric fire with brick surround, two radiators

## **DINING ROOM 4.7M X 3.0M (15'5" X 9'10")**

Radiator

## **KITCHEN 4.5M X 3.7M (14'9" X 12'2")**

Comprising fitted wall and base units incorporating stainless steel sink and drainer, electric oven, microwave, four ring electric hob, space for appliances, radiator, tiled walls,

## **UTILITY ROOM 3.8M X 2.2M (12'6" X 7'3")**

Comprising fitted base units incorporating stainless steel sink and drainer, space and plumbing for appliances, UPVc door to rear, radiator, access to jack and jill ensuite shower room

## **ENSUITE**

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

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

Radiator

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

Radiator, access to airing cupboard

## **BEDROOM 4.5M X 3.7M (14'9" X 12'2")**

Radiator

## **BATHROOM**

White suite comprising W.C, hand basin, double walk in shower, tiled walls and floor

## **OUTSIDE**

The property is access via a horseshoe driveway with gravel and a tarmac parking area for several vehicles. The driveway gives access to the detached double garage with electric roller door, a gate to the side of the property leads to the side and rear garden comprising three sheds, greenhouse and several lawn areas.

## **TENURE**

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

## **SERVICES**

We understand from the landlords that mains water, electricity and drainage are connected at the property oil fired central heating. Telephone subject to BT regulations.

## **COUNCIL TAX**

BAND D. Rates payable £1755.36 (2018/2019)

(Malvern Hills District Council)

## **VIEWING**

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

Out of office hours 07710 757489 Jason Thomson

## **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

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## LOCATION MAP



## FLOOR PLAN

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	42	
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## DIRECTIONS

From Upton proceed over the River Severn Bridge along the A4104 towards Ryall. Proceed past the Marina at the end of the road turn right. Continue for half a mile and turn left immediately after The Blue Bell Inn, then turn left into Ryall Grove where the property is the third property on the right hand side. Please see Agents 'For Sale' Board



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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