

TO LET

**LYALL
STAPLOW
LEDBURY
HEREFORDSHIRE
HR8 1NQ**

Pughs

ESTATE AGENTS & VALUERS

Gavel House, Market Street,
Ledbury, Herefordshire, HR8 2AQ
Tel: (01531) 631122 Fax: 631818
Email: property@hjpugh.com
Website: www.hjpugh.co.uk



- **Three bedrooms**
- **Communal garden**
- **Off road parking**
- **Rental fees apply**
- **Available 1st July 2016**
- **Energy Rating 'C'**

£950 Per calendar month

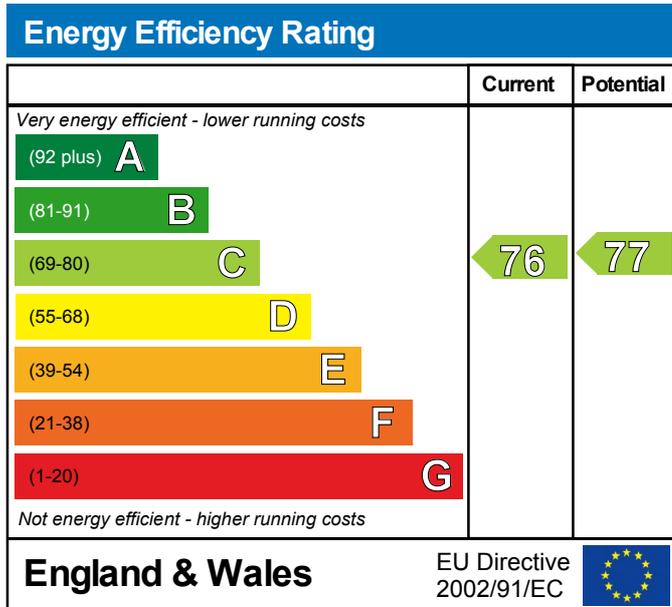
Energy Performance Certificate



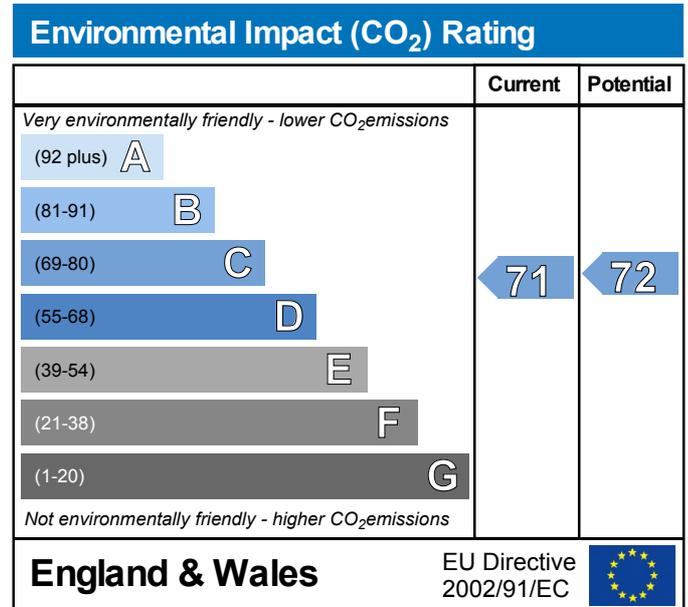
Lyll Priors Court
Staplow
LEDBURY
HR8 1NQ

Dwelling type: Semi-detached house
Date of assessment: 27 January 2012
Date of certificate: 27 January 2012
Reference number: 0492-2853-6594-9122-7431
Type of assessment: RdSAP, existing dwelling
Total floor area: 107 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.



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.



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	139 kWh/m ² per year	132 kWh/m ² per year
Carbon dioxide emissions	3.3 tonnes per year	3.2 tonnes per year
Lighting	£103 per year	£58 per year
Heating	£420 per year	£429 per year
Hot water	£126 per year	£126 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 temperatures, 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.



Remember to look for the Energy Saving Trust 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.

Lyall, Staplow, Ledbury, Herefordshire, HR8 1NQ

A spacious three bedroom barn conversion situated in a desirable yet accessible location, communal garden and ample off road parking. Viewing essential.

RECEPTION HALL 4.4M X 4.7M (14'5" X 15'5")

Tiled floor, boiler cupboard housing Worcester oil fired boiler, under stairs cupboard, radiator, stairs off

SHOWER ROOM 2.7M X 1.2M (8'10" X 3'11")

With pedestal basin, W.C, shower cubicle, part tiled walls and electric towel heater

BEDROOM ONE 3.4M X 3.2M (11'2" X 10'6")

Fitted curtain pole and curtains, radiator, carpet, exposed timbers and beams

ENSUITE 3.5M X 1.5M (11'6" X 4'11")

Bath with shower over, W.C, hand basin, heated towel rail, lino floor, part tiled walls

BEDROOM TWO 4.8M X 2.4M (15'9" X 7'10")

Radiator, carpet

BEDROOM THREE 2.7M X 1.9M (8'10" X 6'3")

Radiator, carpet, exposed timbers and beams

FIRST FLOOR

OPEN PLAN KITCHEN/DINER/LIVING ROOM 10.7M X 5.2M MAXIMUM (35'1" X 17'1" MAXIMUM)

Open plan double aspect living area with fitted kitchen units, laminate worktop, built in Electrolux electric fan oven and Electrolux microwave, Electrolux halogen hob with stainless steel extraction hood over, built in fridge freezer and Whirlpool dishwasher, single acrylic sink and drainer, five radiators, wooden floor, exposed stone wall, fitted curtain pole and curtains, log burner on stone hearth.

SERVICES

We understand from the Landlord that mains water and electricity are connected to the property. Private oil fired central heating system. Private Drainage. Electricity, water and drainage are to be charged by the landlord at a rate of £90 per calendar month. Telephone subject to BT regulations.

VIEWING

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

RENT

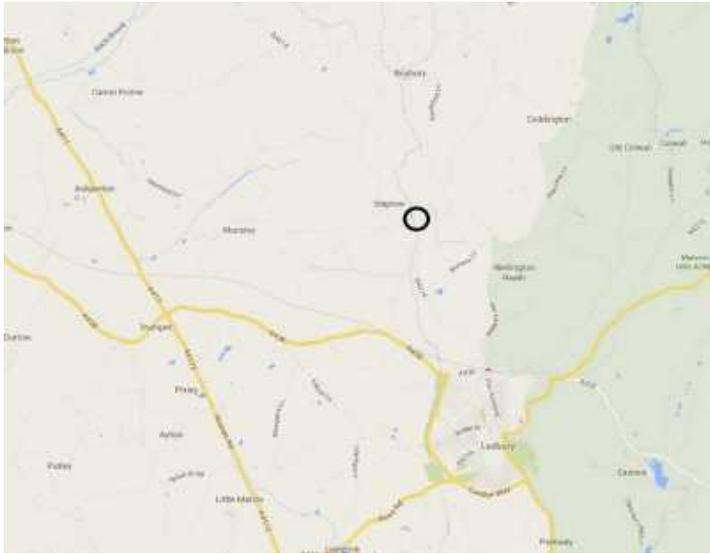
£950 per calendar month exclusive

Rental Fees Apply

Electricity, water and drainage are to be charged by the Landlord at a rate of £90 per calendar month

Pughs

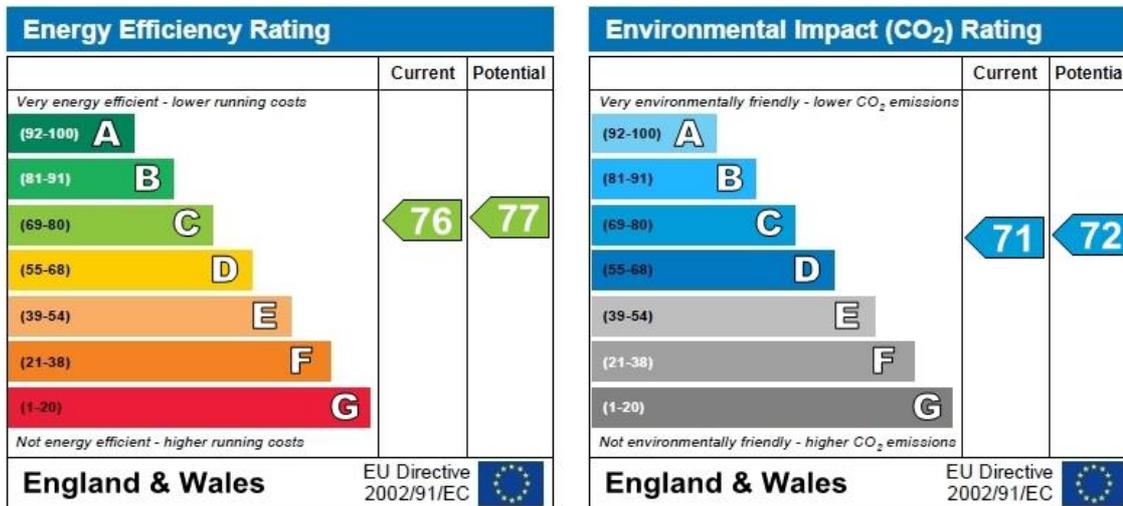
LOCATION MAP



DIRECTIONS

From Ledbury, proceed out of the town on the B4214 and take the third turning on the right hand side at the Staplow crossroads. Proceed past Warren Oak and take the second drive on the left hand side into Priors Court Cottages whereby the property can be found on the left hand side

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 including 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.

