

TO LET
SHAWBERRIES
HOMEND CRESCENT
LEDBURY
HEREFORDSHIRE
HR8 1AQ

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



- **Two Bedroom**
- **Detached Dormer Bungalow**
- **Close to Ledbury amenities**
- **Well Presented**
- **Energy Rating 'E'**
- **Pets and Children Considered**

£865 Per calendar month

Shawberries, Homend Crescent, LEDBURY, HR8 1AQ

Dwelling type:	Detached bungalow	Reference number:	8541-7026-6050-0507-5992
Date of assessment:	13 June 2019	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	13 June 2019	Total floor area:	91 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:	£ 3,891
Over 3 years you could save	£ 1,377

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 348 over 3 years	£ 192 over 3 years	
Heating	£ 3,270 over 3 years	£ 2,136 over 3 years	
Hot Water	£ 273 over 3 years	£ 186 over 3 years	
Totals	£ 3,891	£ 2,514	

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

	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	49	76

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 Room-in-roof insulation	£1,500 - £2,700	£ 594
2 Cavity wall insulation	£500 - £1,500	£ 318
3 Floor insulation (suspended floor)	£800 - £1,200	£ 150

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

Shawberries, Homend Crescent, Ledbury, Herefordshire, HR8 1AQ

A well presented two bedroom detached dormer bungalow benefiting from spacious living accommodation. garage and good sized garden. The property is close to Ledbury's amenities. Available immediately.

ENTRANCE

Covered porch, timber door to

ENTRANCE HALL

Radiator

DINING ROOM 3.6M X 3.6M (11'10" X 11'10")

Radiator

KITCHEN 3.6M X 3.5M MAXIMUM (11'10" X 11'6" MAXIMUM)

Comprising fitted wall and base units incorporating 1½ bowl stainless steel sink unit and drainer, electric double oven, four ring gas hob with extractor over, space and plumbing for appliances, tiled splashbacks, tiled floor, stairs off with storage under, UPVc door to rear

SITTING ROOM 3.6M X 3.6M (11'10" X 11'10")

Wall mounted gas fire, radiator

DOWNSTAIRS BEDROOM 3.6M X 3.3M (11'10" X 10'10")

Built in storage, radiator

BATHROOM

White suite comprising W.C, hand basin, radiator, bath with shower over, part tiled walls, tiled floor

FIRST FLOOR

LANDING

Radiator, access to eaves storage and walk in cupboard with hanging rail, housing gas fired boiler and radiator

BEDROOM 3.9M X 2.3M MAXIMUM (12'10" X 7'7" MAXIMUM)

Window seat, two radiators, access to walk in storage with hanging area with radiator and eaves storage

ENSUITE

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

OUTSIDE

To the front of the property is a driveway giving access to the detached garage. A path leads to the front door and round the side of the property. The rear garden comprises well kept flower borders, patio area and lawn

SERVICES

We understand from the Landlord that there is mains water, electric, gas and drainage connected to the property. Gas fired central heating. Telephone subject to BT regulations,

COUNCIL TAX

BAND D. Rates payable £1955.14 (2019/2020)
(Herefordshire Council 01432 260000)

VIEWING

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

RENT

£865 per calendar month exclusive
A service charge of £30 a month is payable for the gardening

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 the agents office turn left at the clock tower and continue along The Homend take the first right into Bank Crescent, then turn left into Homend Crescent where 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			76
(55-68) D			
(39-54) E		49	
(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			70
(55-68) D			
(39-54) E		41	
(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).

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.

