

# TO LET

## FLAT 1

## 99 NEW STREET LEDBURY HEREFORDSHIRE HR8 2EL

*Pughs*

ESTATE AGENTS & VALUERS

Gavel House, Market Street,  
Ledbury, Herefordshire, HR8 2AQ  
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- 2 Double Bedrooms
- Ground Floor Flat
- Courtyard Garden
- Available Immediately
- No children/pets please
- Energy Rating "E"

## £575 Per calendar month

# Energy Performance Certificate



Flat, 99, New Street, LEDBURY, HR8 2EB

**Dwelling type:** Ground-floor flat  
**Date of assessment:** 22 June 2019  
**Date of certificate:** 24 June 2019

**Reference number:** 8811-7326-2650-8212-3926  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 62 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>£ 3,195</b>
<b>Over 3 years you could save</b>	<b>£ 438</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 195 over 3 years	£ 195 over 3 years	
Heating	£ 2,292 over 3 years	£ 2,034 over 3 years	
Hot Water	£ 708 over 3 years	£ 528 over 3 years	
<b>Totals</b>	<b>£ 3,195</b>	<b>£ 2,757</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

**Very energy efficient - lower running costs**

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

**Not energy efficient - higher running costs**

Current	Potential
54	60

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 Internal or external wall insulation	£4,000 - £14,000	£ 288
2 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 45
3 Heat recovery system for mixer showers	£585 - £725	£ 99

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

## **Flat 1, 99 New Street, Ledbury, Herefordshire, HR8 2EL**

A recently refurbished spacious 2 double bedroom ground floor apartment with 2 off road parking spaces and easy maintenance courtyard garden. Available immediately.

### **KITCHEN 3.94M X 3.30M (12'11" X 10'10")**

Large kitchen with fitted base units, space and plumbing for appliances including tumble drier, laminate worktop with inset 4 ring electric hob and integral electric fan oven/grill under, extractor over, colourful tiled splash backs, single stainless steel sink and drainer with mixer tap over, radiator, lino floor.

### **LIVING ROOM 3.94M X 3.31M (12'11" X 10'10")**

Recently decorated with carpet, radiator, linking door to front hall, UPVC window, BT sockets.

### **INNER HALL**

Doors off to

### **BATHROOM 2.71M MAX X 1.76M (8'11" MAX X 5'9")**

Modern white tiled walls with ladder radiator, pedestal basin, mirror fronted cabinet, top flush WC, plastic panelled bath, thermostatic mixer bar shower over, folding shower screen, lino floor.

### **AIRING CUPBOARD**

With hot water cylinder and Heatrae Sadia Amtec heating system, extractor fan.

### **BEDROOM ONE 3.93M X 3.6M (12'11" X 11'10")**

Recently decorated with carpet, radiator, UPVC window, TV aerial point

### **BEDROOM TWO 3.89M MAX X 3.36M MAX (12'9" MAX X 11'0" MAX)**

Recently decorated with carpet, radiator, double aspect UPVC windows.

### **OUTSIDE**

Two off road parking spaces, double gates to flag stone paved courtyard garden with mature raised beds and shared path to storage shed at rear.

### **RENT**

£575 per calendar month exclusive

### **VIEWINGS**

Strictly by appointment with the sole agents Pughs. 01531 631122

Out of office hours Jason Thomson 07710 757489

### **COUNCIL TAX**

Band A Rates payable £1303.43 (2019/2020)

Herefordshire Council 01432 260000)

### **SERVICES**

We understand from the vendors that mains water, drainage, electricity are connected to the property. Telephone subject to BT regulations.

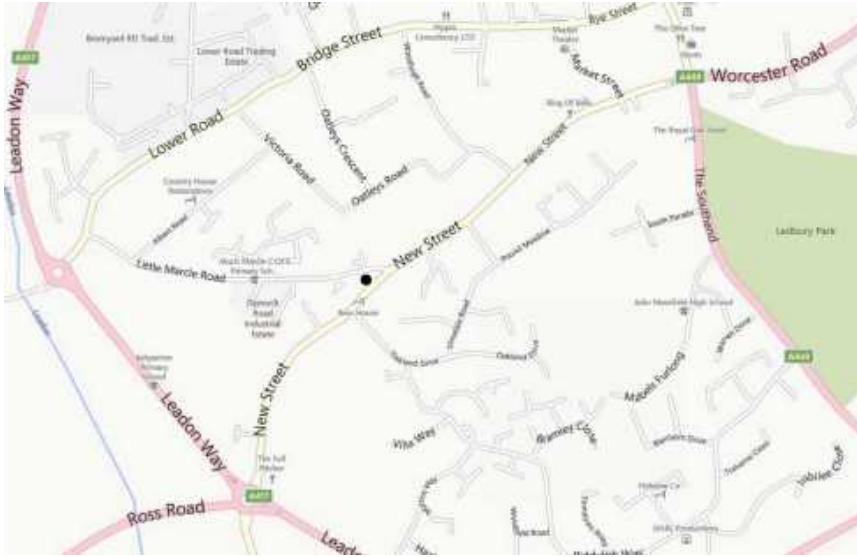
### **RIGHT TO RENT REGULATIONS**

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

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## LOCATION MAP




## DIRECTIONS

From The Full Pitcher roundabout on the Ledbury bypass take the turning towards the town centre and proceed along New Street. The property can be found on the left hand side after approximately 1/4 mile. Please see Agents 'To Let' board.

## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
	54	60
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	51	57
<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).

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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