

**FIRS BUNGALOW
LEDDINGTON
DYMOK
GLOUCESTERSHIRE
GL18 2EA**

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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

A much extended and improved five bedroom detached dormer bungalow located in a peaceful rural location on the Gloucester/Hereford borders within easy commuting distance of Ledbury. It has benefits of gained planning consent to demolish the outbuilding and erect a domestic garage with rehabilitation gym and carer's accommodation above as well as far reaching views, large garden and fantastic versatile living accommodation.

**VIEWING HIGHLY RECOMMENDED
NO CHAIN**

OFFERS IN EXCESS OF £650,000



FIRS BUNGALOW, LEDDINGTON, DYMOCK, GLOUCESTERSHIRE, GL18 2EA

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ENTRANCE

Covered porch leads to part obscure glazed timber door

HALLWAY

Wood effect karndean floor, radiator

LIVING ROOM 5.7M X 4.8M (18'8" X 15'9")

Fireplace with inset wood burner, two radiators, french door to side patio, bay window to front

MUSIC ROOM 5.6M X 3.8M (18'4" X 12'6")

Wood effect karndean floor, stairs off to Master Bedroom, part glazed UPVc door to side

KITCHEN 6.0M X 4.2M (19'8" X 13'9")

Comprising fitted wall and base units incorporating acrylic sink unit and drainer, space and plumbing for appliances, Rangemaster double oven with Rangemaster extractor over, tiled effect karndean floor, tiled splashbacks, radiator

GARDEN ROOM 5.8M X 3.5M (19'0" X 11'6")

Karndean floor, two pairs of French doors to garden, electric velux windows

SECONDARY KITCHEN

Comprising wall and base units, space and plumbing for appliances, radiator

PANTRY 1.5M X 1.5M (4'11" X 4'11")

Space and plumbing for appliances

BOILER ROOM 2.2M X 1.6M (7'3" X 5'3")

Wood effect karndean floor, oil fired boiler

INNER HALL

Two radiators, stairs off to office, Wood effect karndean floor

UTILITY 3.8M X 1.8M (12'6" X 5'11")

Comprising fitted wall units with laminate worktop, space and plumbing for appliances

BEDROOM 5.0M X 3.5M (16'5" X 11'6")

BEDROOM 4.7M X 3.5M (15'5" X 11'6")

BEDROOM 3.0M X 4.0M (9'10" X 13'1")

Wardrobe

BATHROOM 3.0M X 3.0M (9'10" X 9'10")

White suite comprising walk in shower, white corner bath, W.C, hand basin, heated towel radiator, tiled walls and floor

FIRST FLOOR

OFFICE/PLAYROOM 7.1M X 3.7M MAXIMUM (23'4" X 12'2" MAXIMUM)

Karndean floor

MASTER BEDROOM 6.2m x 2.8m

ENSUITE

White suite comprising W.C, hand basin, shower cubicle, heated towel rail

WALK IN WARDROBE 4.3M X 3.0M MAXIMUM (14'1" X 9'10" MAXIMUM)

Access to roof

COUNCIL TAX

BAND C. Rates payable £ 1,563.15
(Forest of Dean District Council 01594 812532)

TENURE

The properties are freehold and offered with vacant possession upon completion.

OUTSIDE

A pair of five bar wooden gates lead to tarmac parking/turning area. A paved pathway is adjacent to both sides of the property and lead to the rear. At the rear of the property is a large patio area, lawn with ample potential for a keen gardener, garden shed, inset trampoline and the benefit of separate vehicle access.

SERVICES

We understand from the vendors that mains water and electricity and private drainage are connected at the property. Oil fired central heating. Telephone subject to BT regulations

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BAND C. Rates payable £ 1,563.15 (2019/2020)
(Forest of Dean District Council 01594 812532)

VIEWING

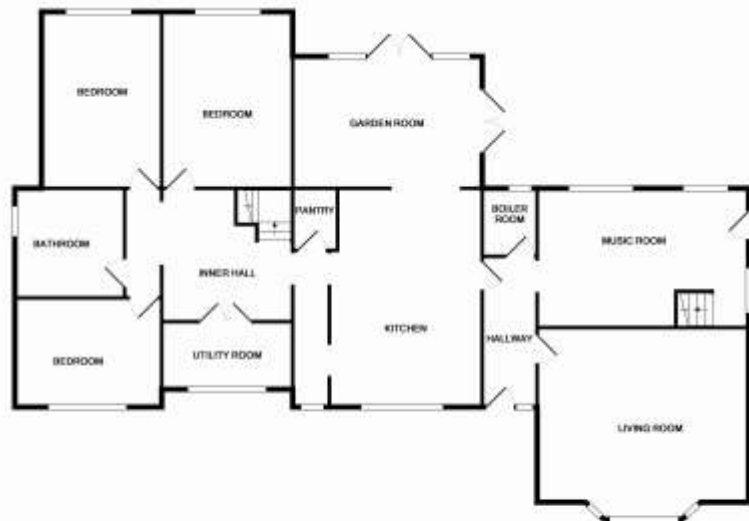
Strictly by appointment with the sole agents Pughs.
Tel. 01531 631122
Out of office hours 07836 320330 James Pugh

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.

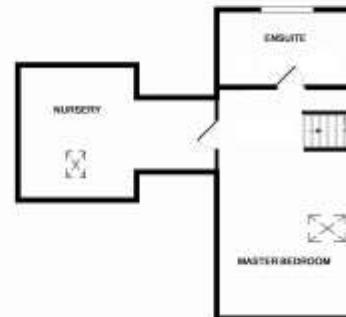
Pughs, for themselves and for the vendors or Lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of the agent has any authority to make or give any representation or warranty whatever in relation to this property.

Details and photographs taken June 2019

FLOORPLAN



GROUND FLOOR
APPROX. FLOOR
AREA 1151 SQ. FT.
(106.9 SQ. M.)



FIRST FLOOR
APPROX. FLOOR
AREA 810 SQ. FT.
(75.4 SQ. M.)

TOTAL APPROX. FLOOR AREA 1961 SQ. FT. (182.3 SQ. M.)
We warrant that the above information is true to the best of our knowledge, belief and opinion, and that it is not intended to be relied upon for any purpose other than the purpose for which it is provided. The information is provided for your information only and does not constitute a guarantee, warranty or representation of any kind. We accept no liability for any loss or damage, whether direct or indirect, arising from the use of this information.

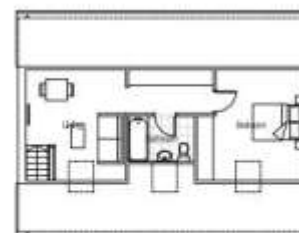


Directions

From Ledbury is via the Ross road (A449). Proceed for approximately 2½ miles and at Preston Crossroad turn left (signposted Dymock). Proceed for approximately ¼ of a mile and at the crossroads take the left hand turn, Firs Barn is located on the left hand side and Firs Bungalow is located on the right hand side, Please see Agent's board.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



BACK ELEVATION

Energy Performance Certificate

SAP
Certificate of

Firs Bungalow, Ledbury, Dymock, GL18 2BS

Dwelling type: Detached bungalow
Reference number: 0879 7000 7269-4345-4950
Date of assessment: 02 May 2019
Type of assessment: Full assessment
Date of certificate: 02 May 2019
Total floor area: 271 m²

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 **£ 7,198**

Over 3 years you could save **£ 2,241**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 458 over 3 years	£ 458 over 3 years	
Heating	£ 5,126 over 3 years	£ 4,182 over 3 years	
Hot Water	£ 165 over 3 years	£ 165 over 3 years	
Totals	£ 5,749	£ 4,805	£ 944 over 3 years

These figures show how much the average household would spend on this property for heating, lighting and hot water. This excludes energy use for timing appliances like TVs, computers and ovens, and any electricity generated by solar generation.

Energy Efficiency Rating

Energy efficiency class rating scale

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 4. The average energy efficiency rating for a dwelling in England and Wales is Band D (rating 69).

Top actions you can take to save money and make your home more efficient

Recommended measure	Indicative cost	Typical savings over 3 years	Available with Shared Deal
1. Replace wall insulation	£1,000 - £2,700	£ 576	Yes
2. Cavity wall insulation	£500 - £1,000	£ 396	Yes
3. Floor insulation (suspended floor)	£500 - £1,200	£ 222	Yes

See page 4 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take visit www.ukda.gov.uk/energy or call 0800 555 1919 (landline numbers). The advice that you are given is based on the current state of the property and is not a guarantee.

Town and Country Planning Act, 1990

(As Amended)

Town & Country Planning (Development Management Procedure) (England) Order 2015

Forest of Dean
Development Control

To: Mr Heath
C/o San Williams Home Design & Architectural Services
P.O. Box 6, Williams
20 The Manors
Old Town
Ledbury
Worcestershire
SA1 1JH

PLANNING REFERENCE NUMBER AND DATE OF APPLICATION:
P0122/19/FUL
06/03/2019

In accordance with their powers under the above Act and Regulations, the Council, as a Local Planning Authority, grant

FULL PERMISSION

for the development described below in accordance with the submitted application and its accompanying plans, subject to the conditions stated.

Description of Development
Change of use of land from agricultural to residential (recreational); Demolition of outbuilding; Erection of domestic garage with rehabilitation gym and carer's accommodation above.

Address
The Firs Bungalow Ledbury Dymock (Dymock Parish)

CONDITIONS ATTACHED TO PERMISSION AND THE REASONS FOR THEM:

- The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 as amended by Section 91 of the Planning and Compulsory Purchase Act, 2004.
- The development hereby permitted shall be carried out in accordance with the approved plans listed in this letter below.
Reason: For the avoidance of doubt and in the interests of proper planning.

Issued: 21st June 2019

IMPORTANT - SEE NOTES OVERLEAF

AGENTS NOTES

The Vendor has gained planning consent to demolish the outbuilding and erect a domestic garage with rehabilitation gym and carer's accommodation above.
P0122/19/FUL