

**TO LET**  
**POND COTTAGE**  
**OLD UPHAM**  
**LEDDINGTON**  
**GLOUCESTERSHIRE**  
**GL18 2EL**

*Pughs*

**ESTATE AGENTS & VALUERS**

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- **Four Bedroom**
- **Barn Conversion**
- **Energy Rating 'E'**
- **Pets and Children Considered**

**£1,200 Per calendar month**

# Energy Performance Certificate

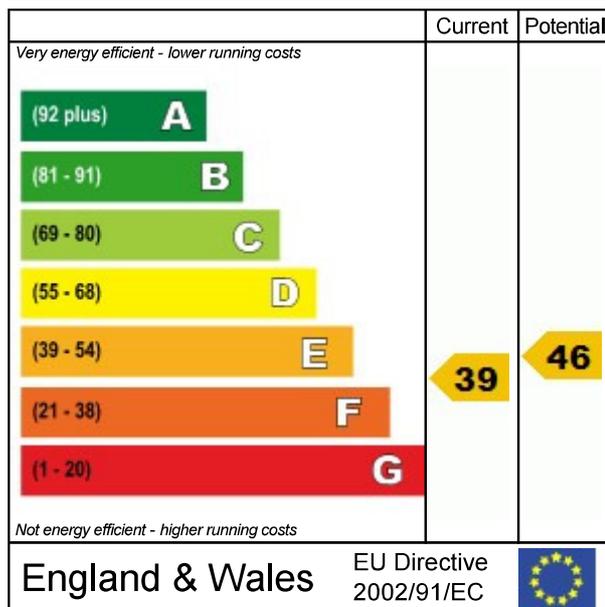


Pond Cottage  
Leddington  
DYMOCK  
GL18 2EL

Dwelling type: Detached house  
Date of assessment: 04 October 2011  
Date of certificate: 04 October 2011  
Reference number: 0048-2918-6230-9409-6940  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 173 m<sup>2</sup>

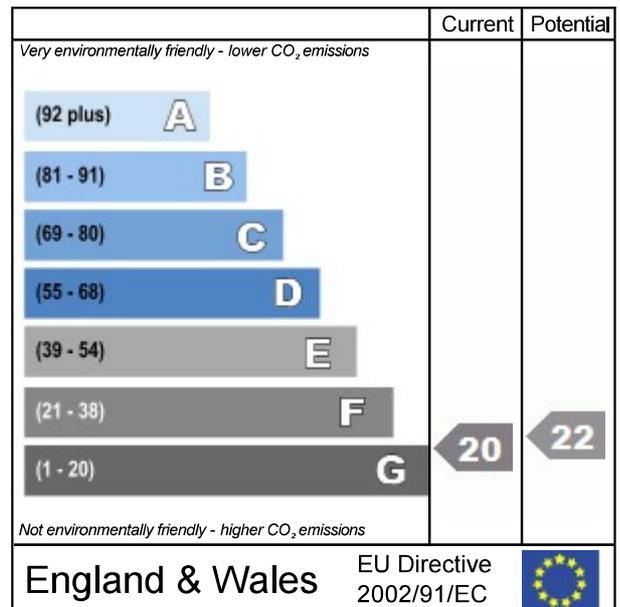
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

## Energy Efficiency Rating



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.

## Environmental Impact (CO<sub>2</sub>) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	617 kWh/m <sup>2</sup> per year	561 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	17 tonnes per year	16 tonnes per year
Lighting	£143 per year	£74 per year
Heating	£1,941 per year	£1,721 per year
Hot water	£145 per year	£145 per year

### You could save up to £288 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 temperature, 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.

## **Pond Cottage, Old Upham, Leddington, Gloucestershire, GL18 2EL**

A delightful well positioned barn conversion situated in the grounds of a large Listed house on the outskirts of Ledbury with convenient access to the M50 motorway, Gloucester, Cheltenham and beyond. Available September 2019.

### **OUTSIDE**

The property is approached via a shared private driveway leading to the allocated parking area with steps down to covered walk way leading to well established gardens consisting of cottage plants, herbs, fig, well kept lawns, vegetable plot and patio area. The property overlooks the adjacent pond giving the property its name and peaceful tranquil location.

### **ENTRANCE HALL AND STORAGE 8.4M X 5.5M (27'7" X 18'1")**

Feature former cider mill stone, wheel, press and trough. This area offers the ideal opportunity for informal storage or simply just an area to kick your boots off.

### **HALLWAY**

Rear door, coat hooks, steps down to inner hall, recess doormat, radiator, doors and stairs off, fitted carpet. Doors off to:

### **BEDROOM 3.4M X 2.9M (11'2" X 9'6")**

Large recessed window overlooking garden and pond, radiator, fitted curtain pole and curtains, fitted carpet

### **BEDROOM 3.4M X 3.1M MAXIMUM (11'2" X 10'2" MAXIMUM)**

Large recessed window overlooking garden and pond, radiator, exposed timbers and beams, fitted curtain pole and curtains, carpet.

### **W.C**

Larger recessed window overlooking garden and pond, W.C, basin, radiator, storage cupboards, lino floor

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

Exposed timbers and beams, recess spotlights, fitted kitchen comprising wall and base units, marble effect laminate worktop, inset single stainless steel sink with up and over tap, stainless steel extractor fan and splashback behind Landlords free standing electric fan oven and four ring halogen hob, space and plumbing for dishwasher, tiled floor and door to patio, fitted curtain and pole, radiator, pantry cupboard with space for free standing American style fridge freezer with cold water feed, space and plumbing for appliances, Worcester oil fired combination boiler.

### **BATHROOM 3.8M X 2.5M (12'6" X 8'2")**

White suite comprising white panelled bath, pedestal basin, top flush W.C, walk in shower cubicle with thermostatic mixer bath shower, ladder radiator, further radiator, recessed spotlights, extractor fan and tiled floor.

### **LIVING ROOM 9.6M MAXIMUM X 5.3M (31'6" MAXIMUM X 17'5")**

Exposed timbers and beams, 3x radiator, fitted carpet, feature Juliet balcony, fitted curtains and poles, log burner with insulated flue and tiled hearth.

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## **Pond Cottage, Old Upham, Leddington, Gloucestershire, GL18 2EL**

### **SECOND STAIRWAY AND LANDING**

Exposed stone walls, velux window, exposed timbers and beams, fitted carpet, radiator, doors off to:

### **BEDROOM 4.8M X 2.9M (15'9" X 9'6")**

Double bedroom with exposed timbers and beams, 2x velux windows, radiator, fitted carpet.

### **BEDROOM 3.2M X 2.9M (10'6" X 9'6")**

Double bedroom with exposed timbers and beams, stone work wall, radiator, fitted carpet, 2x velux windows

### **BATHROOM 2.1M X 1.9M (6'11" X 6'3")**

Exposed timbers and beams and stonework walls, velux window, white suite comprising pedestal basin, panel bath with Victorian style mixer shower attachment over, W.C, ladder style radiator and lino floor

### **SERVICES**

Mains electricity is connected to the property. Mains water and private drainage to be included in Landlords Service Charge at £30 per calendar month. Private oil fired central heating. Telephone connected subject to BT Regulations.

### **COUNCIL TAX**

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 07710 757489 Jason Thomson

### **RENT**

£1,200 per calendar month exclusive  
Rental Fees Apply

### **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 Agents Offices proceed out of the town on the B4216 Dymock Road. after approximately 2 miles turn right at Tillers Green crossroads and take the first road on the right. after approximately 1/2 mile take the turning down the driveway on the right signposted to Old Upham. At the bottom of the drive bear left where the parking area 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		39	46
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<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) <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>		20	22
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<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 twelve-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.

