

TO LET

THE HOMESTEAD 75 BRIDGE STREET LEDBURY HEREFORDSHIRE HR8 2AN

Pughs

ESTATE AGENTS & VALUERS

Gavel House, Market Street,
Ledbury, Herefordshire, HR8 2AQ
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- Detached House
- Three Bedrooms
- Private Rear Garden
- Off Road Parking
- Close to Ledbury's Amenities
- Energy Rating D

£900 Per calendar month

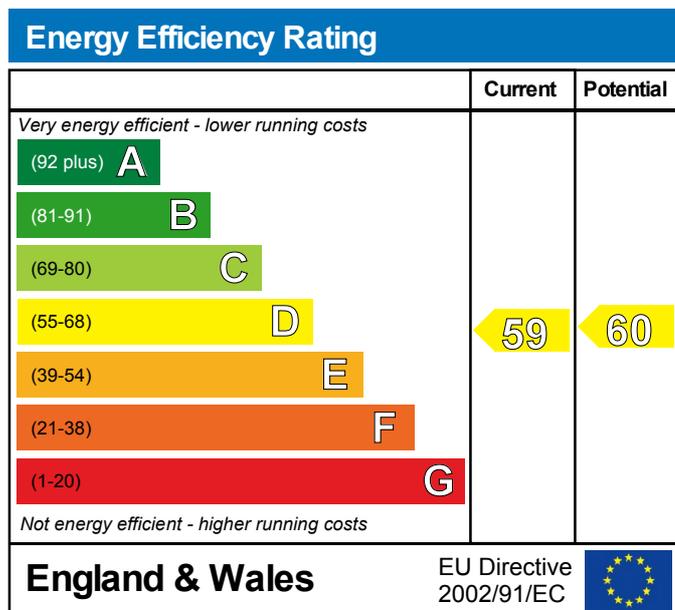
Energy Performance Certificate



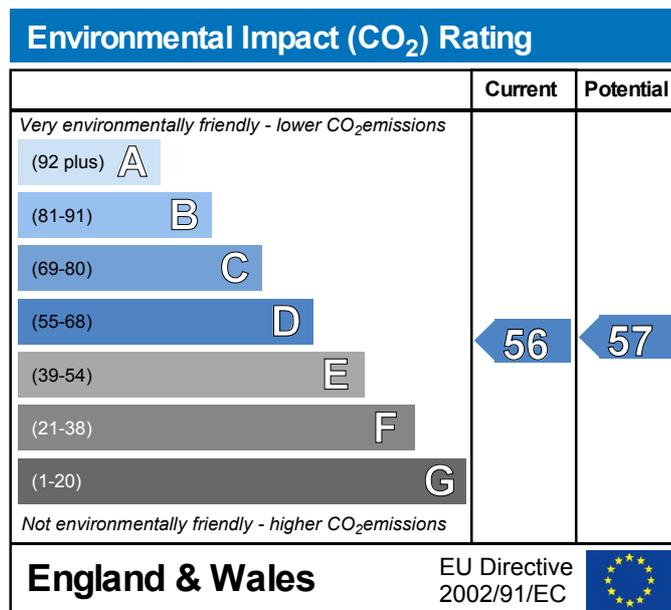
The Homestead
 Bridge Street
 LEDBURY
 HR8 2AN

Dwelling type: Detached house
 Date of assessment: 06 January 2012
 Date of certificate: 07 January 2012
 Reference number: 8000-4439-5429-2406-9923
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 144 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	229 kWh/m ² per year	222 kWh/m ² per year
Carbon dioxide emissions	6.2 tonnes per year	6.1 tonnes per year
Lighting	£121 per year	£63 per year
Heating	£1060 per year	£1070 per year
Hot water	£116 per year	£116 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.

The Homestead, 75 Bridge Street, Ledbury, Herefordshire, HR8 2AN

A well positioned three bedroom detached home, access to a block paved driveway, parking for a couple of vehicles. Available 1st September 2019

ENTRANCE

UPVc door to

HALLWAY

Radiator, stairs off

DOWNSTAIRS BEDROOM 3.0M X 2.9M (9'10" X 9'6")

Radiator, access to storage cupboard

INNER HALL

DOWNSTAIRS BEDROOM 4.9M X 3.5M (16'1" X 11'6")

Radiator

KITCHEN 5.4M X 2.6M (17'9" X 8'6")

Comprising fitted wall and base units incorporating 1½ bowl stainless steel sink unit and drainer, tiled splashbacks, Hotpoint four ring electric hob with extractor over, Hotpoint double oven, integral dishwasher and fridge freezer, radiator, tiled splashbacks

UTILITY ROOM 2.5M X 2.2M (8'2" X 7'3")

Comprising fitted wall and base units incorporating stainless steel sink unit and drainer, space and plumbing for appliances, part tiled walls, Worcester gas fired boiler, radiator, access to loft, UPVc door to rear garden

INTEGRAL GARAGE 5.4M X 2.5M (17'9" X 8'2")

With pedestrian door from utility room, up and over doors to front

BATHROOM

White suite comprising W.C, hand basin in vanity unit, bath with shower over, heated towel rail, tiled floor and part tiled walls

LIVING ROOM 6.3M X 6.3M MAXIMUM (20'8" X 20'8" MAXIMUM)

L Shaped room, patio doors to rear garden

FIRST FLOOR

LANDING

Access to loft

BEDROOM 4.9M X 3.5M (16'1" X 11'6")

Radiator

BEDROOM 2.9M X 2.5M (9'6" X 8'2")

Built in wardrobe, radiator

ENSUITE

White suite comprising W.C, hand basin, shower cubicle, access to airing cupboard

OUTSIDE

To the front of the property is a tarmac drive with access to the integral garage door with flower borders. A path leads to one side of the property to the low maintenance garden with patio area and flower borders

SERVICES

We understand from the Landlord that mains water, drainage, electricity and gas are connected at the property. Telephone subject to BT regulations

RENT

£900 per calendar month exclusive

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

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 centre of Ledbury Town, turn left before the clock tower down Bye Street then on to Bridge Street and the property can be found on the left hand side as indicated by our "To Let" board.

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			
(55-68) D		59	60
(39-54) E			
(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			
(55-68) D		56	57
(39-54) E			
(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.

