

TO LET
THE BRAINGE BUNGALOW
PUTLEY
LEDBURY
HEREFORDSHIRE
HR8 2RD

Pughs

ESTATE AGENTS & VALUERS

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Ledbury, Herefordshire, HR8 2AQ
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- **Four Bedroom**
- **Detached Bungalow**
- **Rear gardens**
- **Available October 2019**
- **Pets and Children considered**
- **Energy Rating 'E'**

£900 Per calendar month

The Brainge Bungalow, Putley, LEDBURY, HR8 2RD

Dwelling type:	Detached bungalow	Reference number:	0267-2860-7186-9471-4071
Date of assessment:	30 August 2019	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	30 August 2019	Total floor area:	102 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:	£ 3,759
Over 3 years you could save	£ 1,629

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 333 over 3 years	£ 216 over 3 years	
Heating	£ 2,991 over 3 years	£ 1,650 over 3 years	
Hot Water	£ 435 over 3 years	£ 264 over 3 years	
Totals	£ 3,759	£ 2,130	

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

Rating	Score Range	Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		96
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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 Increase loft insulation to 270 mm	£100 - £350	£ 489
2 Cavity wall insulation	£500 - £1,500	£ 468
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 276

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.

The Brainge Bungalow, Putley, Ledbury, Herefordshire, HR8 2RD

A four bedroom detached bungalow with off road parking and large rear garden. Located within easy commuting distance to Hereford, Worcester and beyond. Pets and Children Considered.

ENTRANCE

Timber door to

HALLWAY

Access to airing cupboard and storage cupboard

LIVING ROOM 4.6M X 3.6M (15'1" X 11'10")

Wood burner on tile hearth with timber surround, radiator

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

Comprising fitted wall and base units incorporating double stainless steel sink unit and drainer, space and plumbing for appliances, radiator, tiled splashbacks

UTILITY ROOM 2.9M X 2.4M (9'6" X 7'10")

Comprising fitted base units incorporating stainless steel sink unit and drainer, space and plumbing for appliances, access to boiler cupboard, timber door to enclosed porch with timber door to front

BEDROOM 3.6M X 3.1M (11'10" X 10'2")

Built in wardrobes, radiator

BEDROOM 3.3M X 2.5M (10'10" X 8'2")

Radiator

BEDROOM 3.0M X 2.5M (9'10" X 8'2")

Radiator

CLOAKROOM

White suite comprising W.C, hand basin

BEDROOM 3.6M X 2.4M (11'10" X 7'10")

Built in wardrobe, radiator

BATHROOM

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

OUTSIDE

The property is approached via a gravel drive with off road parking. The large rear garden comprises of patio area, lawn and a garden shed

SERVICES

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

RENT

£900 per calendar month exclusive

COUNCIL TAX

Band D. Rates payable £1,902.39 (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

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LOCATION MAP



DIRECTIONS

From Ledbury proceed along the A438 towards Hereford. Go straight over the Trumpet crossroads then take the first left turning towards Putley, then immediately left again, continue for half a mile then turn right onto The Sheepcote road and bear left, where the property driveway is 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			96
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(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			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		36	
(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.

