

TO LET

THE FLAT

MUCH FAWLEY FARM

FAWLEY

HEREFORD

HR1 4SP

Pughs

ESTATE AGENTS & VALUERS

Hazle Meadows Auction Centre, Ross Road,
Ledbury, Herefordshire, HR8 2LP
Tel: (01531) 631122 Fax: 631818
Email: property@hjpugh.com
Website: www.hjpugh.co.uk



- Two Double bedroom
- Spacious living area
- Part furnished
- Rural location
- Available December 2020
- Energy Rating 'D'

£550 Per calendar month

Energy Performance Certificate


The Flat, Much Fawley Farm, Fawley, HEREFORD, HR1 4SP

Dwelling type: Top-floor flat
Date of assessment: 16 October 2019
Date of certificate: 16 October 2019
Reference number: 9366-2876-7409-9291-2271
Type of assessment: RdSAP, existing dwelling
Total floor area: 85 m²

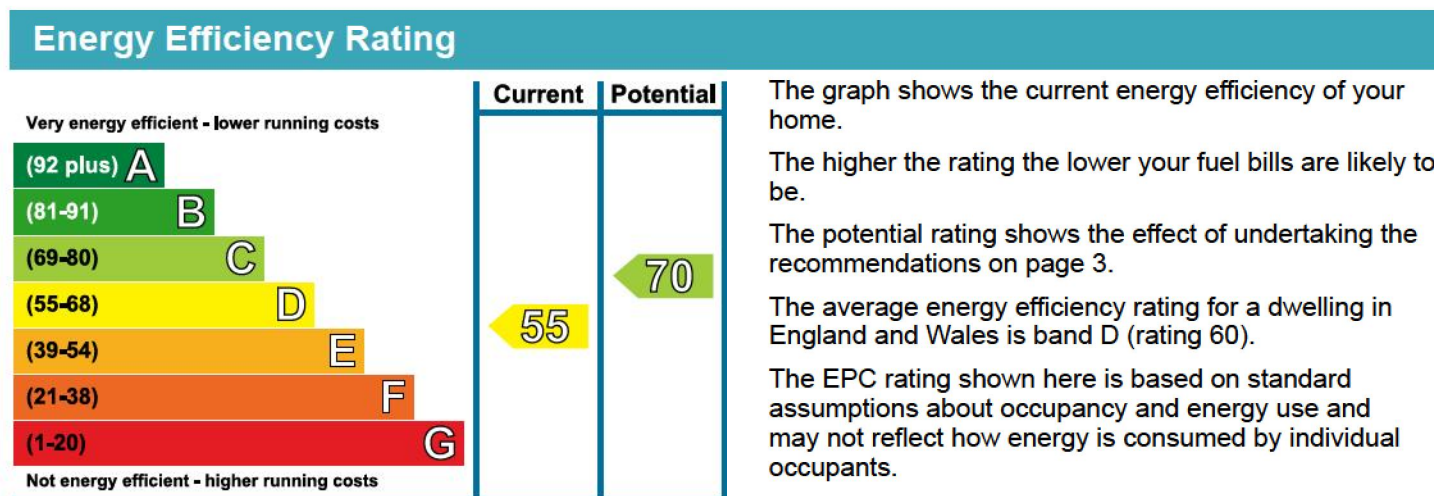
Use this document to:

- 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:	£ 3,189
Over 3 years you could save	£ 1,128

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 204 over 3 years	
Heating	£ 2,616 over 3 years	£ 1,488 over 3 years	
Hot Water	£ 369 over 3 years	£ 369 over 3 years	
Totals	£ 3,189	£ 2,061	

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.



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	£ 1,131

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 Flat, Much Fawley Farm, Fawley, Hereford, HR1 4SP

A good sized two bedroom, part furnished, first floor flat located in a rural location between Hereford and Ross on Wye. The property is situated on a working farm and is ideal for either a single person or couple.

ENTRANCE

Timber door to

HALLWAY

Access to storage cupboard

BATHROOM

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

BEDROOM 3.5M X 3.3M (11'6" X 10'10")

Exposed timbers and beams, radiator

BEDROOM 4.6M X 3.3M (15'1" X 10'10")

Exposed timbers and beams, radiator

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

Comprising fitted wall and base units incorporating double stainless steel sink unit and drainer, electric double oven with four ring hob over, exposed timbers and beams, access to airing cupboard, radiator, space and plumbing for appliances

LIVING ROOM 6.1M X 5.4M (20'0" X 17'9")

Exposed timbers and beams, two radiators

SERVICES

We understand from the landlord that mains water and electricity and private drainage are connected to the property. Telephone subject to BT regulations. Water, drainage, electricity and council tax are to be charged at a rate of £200 a month. Broadband available by negotiation

VIEWING

Strictly by appointment with Pughs Estate Agents and Valuers. Telephone. 01531 631122

Out of office hours 07710 757489 Jason Thomson

RENT

£550 per calendar month exclusive.

Water, drainage, electricity and council tax are to be charged at a rate of £200 a month

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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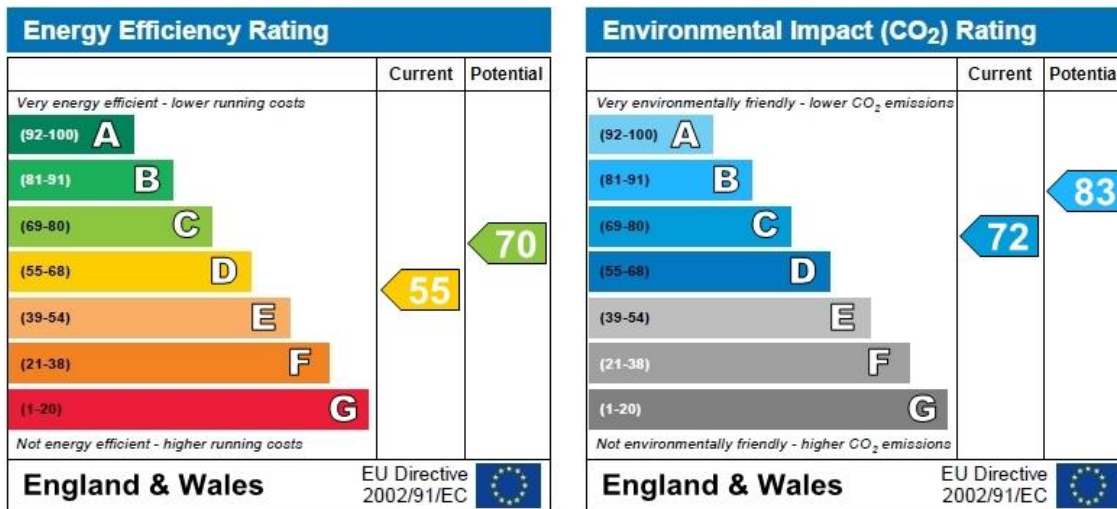
LOCATION MAP



DIRECTIONS

From Ledbury proceed out of the town on the A449 towards Ross on Wye. Proceed straight across at the Preston Cross roundabout. Carry on towards Much Marcle and at the cross roads take the right hand turn continue along the road passing Westons, continue to the end of the road, at the B4224 turn right then immediately left, continue for 2.5 miles where the driveway to Much Fawley Farm is on the left hand side. Continue down the farm drive and the property is

ENERGY PERFORMANCE CERTIFICATE



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 five weeks 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/tenants that we have prepared these 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/rent, 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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