

TO LET

THE OAST HOUSE PRIORS COURT STAPLOW LEDBURY HEREFORDSHIRE

Pughs

ESTATE AGENTS & VALUERS

Hazle Meadows Auction Centre, Ross Road,
Ledbury, Herefordshire, HR8 2LP
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- Three bedrooms
- Three Storey
- Communal garden
- Off road parking
- Available late April 2020
- Energy Rating 'C'

£895 Per calendar month

Energy Performance Certificate

The Oast House Priors Court, Staplow, LEDBURY, HR8 1NQ


Dwelling type: Mid-terrace house
Date of assessment: 23 March 2016
Date of certificate: 24 March 2016

Reference number: 2078-7024-7257-4636-5900
Type of assessment: RdSAP, existing dwelling
Total floor area: 157 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:	£ 2,685
Over 3 years you could save	£ 186

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 309 over 3 years	£ 309 over 3 years	
Heating	£ 1,893 over 3 years	£ 1,911 over 3 years	
Hot Water	£ 483 over 3 years	£ 279 over 3 years	
Totals	£ 2,685	£ 2,499	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.



Energy Efficiency Rating		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>Current</p> <p>73</p>	<p>Potential</p> <p>81</p>

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).

Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Solar water heating	£4,000 - £6,000	£ 186	
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 840	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

The Oast House, Priors Court, Staplow, Ledbury, Herefordshire, HR8 1NQ

A spacious three storey, three bedroom barn conversion situated in a desirable yet accessible location, communal garden and ample off road parking. Viewing essential.

RECEPTION HALL 4.4M X 4.7M (14'5" X 15'5")

With exposed beam, tile floor, space and plumbing for appliances, boiler cupboard, under stairs cupboard, radiator, stairs off

W.C

With pedestal basin, W.C, extractor fan and electric towel heater

LOUNGE/BEDROOM THREE 5.6M X 4.3M (18'4" X 14'1")

Double aspect with fitted blinds and curtain pole, radiator, carpet

STAIRS AND LANDING

With carpet and doors off to:

KITCHEN DINER 4.5M X 3.7M (14'9" X 12'2")

Double aspect with fitted kitchen units, laminate worktop, built in double electric fan oven and NEFF halogen hob, stainless steel extraction hood over, single stainless steel sink and drainer, space and plumbing for appliances, radiator, timber effect lino floor

LIVING ROOM/BEDROOM THREE 5.75M X 4.3M (18'10" X 14'1")

With service hatch to kitchen, fitted blind and curtain pole, TV point, radiator, fitted carpet

STAIRS AND LANDING

With velux window, exposed timbers and beams, airing cupboard

BEDROOM TWO 3.8M X 3.8M (12'6" X 12'6")

With exposed timbers and beams, window overlooking fields and pond, fitted carpet, radiator

BATHROOM 2.7M X 2.1M (8'10" X 6'11")

With exposed timbers and beams, pedestal basin, W.C, panel bath, tiled splashbacks, extractor fan, lino floor, velux window, radiator

MASTER BEDROOM 4.5M X 4.0M (14'9" X 13'1")

Exposed timbers and beams, low level window overlooking gardens and recreational area, radiator, carpet

ENSUITE 3.0M X 1.4M (9'10" X 4'7")

With exposed timbers and beams, shaver light and socket, panelled splashbacks to shower cubicle with Mira electric shower, pedestal basin, W.C, radiator, lino floor

SERVICES

We understand from the Landlord that mains water and electricity are connected to the property. Private oil fired central heating system. Private Drainage. Electricity, water and drainage are to be charged by the landlord at a rate of £105 per calendar month. Telephone subject to BT regulations.

VIEWING

Strictly by appointment with the agents Pughs. Tel. 01531 631122

Out of office hours 07710 757489 Jason Thomson

RENT

£895 per calendar month exclusive

Rental Fees Apply

Electricity, water and drainage are to be charged by the Landlord at a rate of £105 per calendar month

COUNCIL TAX

BAND B. Rates payable £1443.54 (2019/2020)

(Herefordshire Council 01432 260000)

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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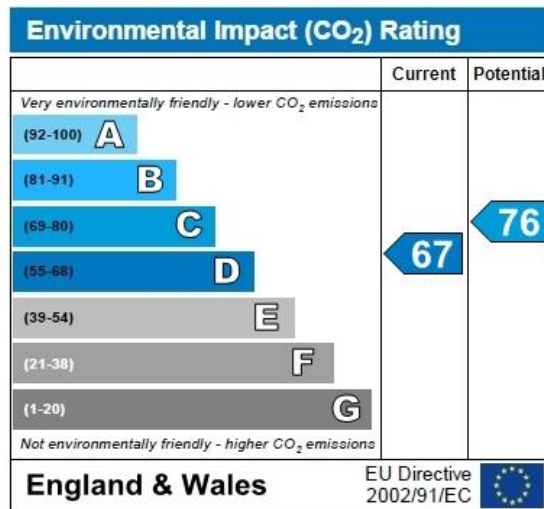
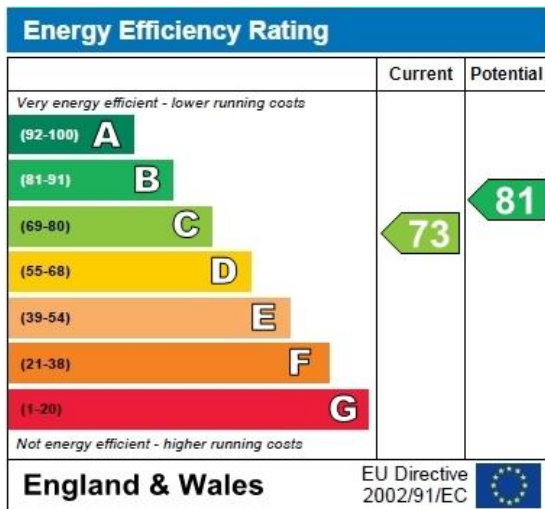
LOCATION MAP



DIRECTIONS

From Ledbury, proceed out of the town on the B4214 and take the third turning on the right hand side at the Staplow crossroads. Proceed past Warren Oak and take the first drive in on the left hand side into Priors Court Cottages. Follow the driveway around to the right whereby the property can be found last on the right hand side. Please park in front of the property appropriately

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 £1,000 (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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