

# TO LET

**33 ORCHARD PLACE  
DEER PARK  
LEDBURY  
HEREFORDSHIRE  
HR8 2XD**

*Pughs*

**ESTATE AGENTS & VALUERS**

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



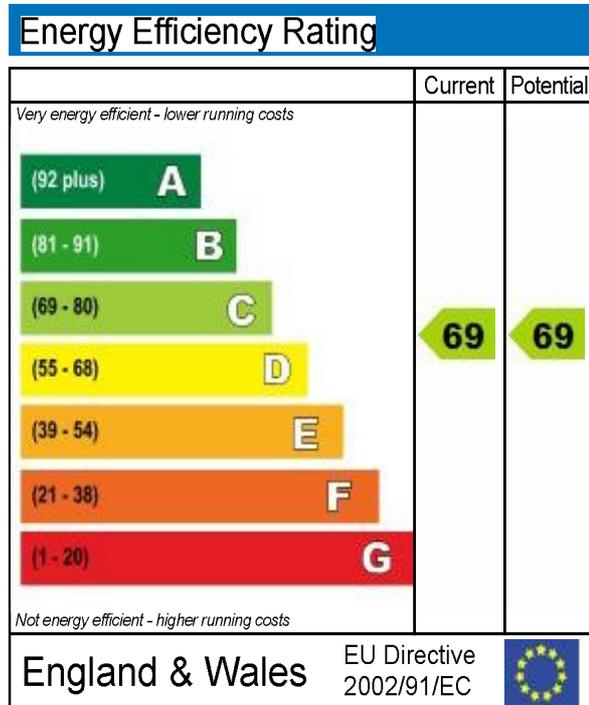
- **Detached bungalow**
- **Three Bedrooms**
- **Off Road Parking**
- **Cul-de-sac location**
- **Available immediately**
- **Energy Rating C**

**£850 Per calendar month**

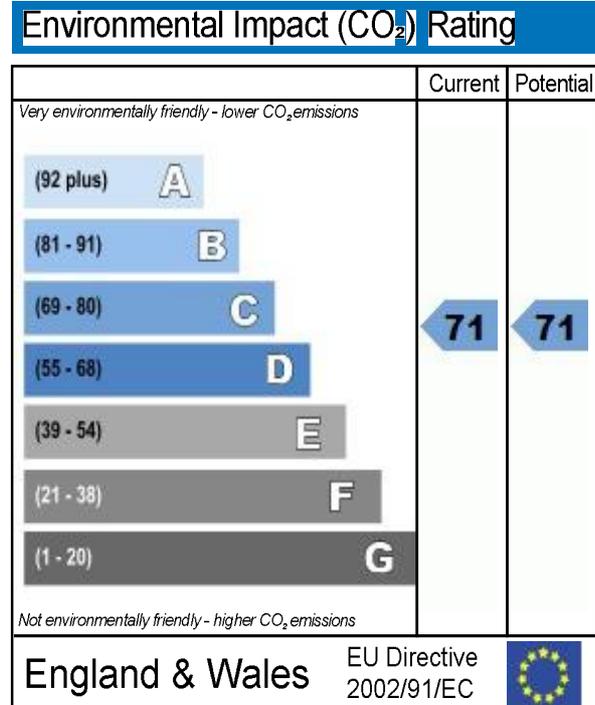
33, Orchard Place  
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Dwelling type: Detached bungalow  
Date of assessment: 10 May 2011  
Date of certificate: 10 May 2011  
Reference number: 9208-4024-6225-8669-5914  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 78 m<sup>2</sup>

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.



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 (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	193 kWh/m <sup>2</sup> per year	193 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.6 tonnes per year	2.6 tonnes per year
Lighting	£47 per year	£47 per year
Heating	£458 per year	£458 per year
Hot water	£113 per year	£113 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.

## 33 Orchard Place, Deer Park, Ledbury, Herefordshire, HR8 2XD

A well presented and appointed detached three bedroom bungalow in a popular cul-de-sac location with the benefit of rear garden, off road parking and garage.

### HALLWAY

Access to storage and cloak cupboards, access to loft. Tiled floor

### LIVING & DINING AREAS 6.7M MAX X 5.1M MAX (22'0" MAX X 16'9" MAX)

Double glazed sliding patio doors to rear. Further double glazed sliding doors to conservatory, two radiators, fitted carpet.

### CONSERVATORY 3.6M X 2.0M (11'10" X 6'7")

UPVc double glazed with brick dwarf walls. French doors to rear garden. Tiled floor.

### KITCHEN 3.5M X 2.7M (11'6" X 8'10")

Comprising fitted wall and base units incorporating stainless steel sink unit and drainer, granite work surfaces, space and plumbing for appliances, service hatch with electronic roller shutter, fitted Rangemaster cooker with hood over, built in dishwasher, Worcester gas central heating boiler, UPVc door to rear. Tiled floor.

### BEDROOM 3.7M X 3.5M (12'2" X 11'6")

Range of fitted bedroom furniture including wardrobes, chest of drawers and bedside cabinet, radiator, fitted carpet

### BEDROOM 3.2M X 2.7M (10'6" X 8'10")

Dado rail, Radiator. Fitted carpet.

### BEDROOM 2.5M X 2.3M (8'2" X 7'7")

Radiator. Fitted carpet

### BATHROOM

White suite comprising bath, hand basin in vanity unit, shower cubicle, WC, heated towel rail, tiled floor.

### SEPARATE W.C

White suite comprising W.C, hand basin in vanity unit, radiator, half tiled splashbacks

### OUTSIDE

The property occupies an attractive corner plot with easy maintained garden arranged to the front and side with stoned terrace and flower bed with mature plants and shrubs.

To the side of the property is the driveway providing off road parking in front of the garage (16'11"x 8'2") with remote control roller shutter door and electricity connected. To the rear is an enclosed private rear garden with crazy paved and stoned terrace with flower beds. External tap.

### SERVICES

We understand from the owners that mains water, electric, gas and drainage are connected to the property. Gas Fired Central Heating. Telephone subject to BT regulations.

### COUNCIL TAX

BAND D. Rates payable £1955.14 (2019/2020)  
(Herefordshire Council 01432 260000)

### RENT

£850 per calendar month exclusive

### 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.

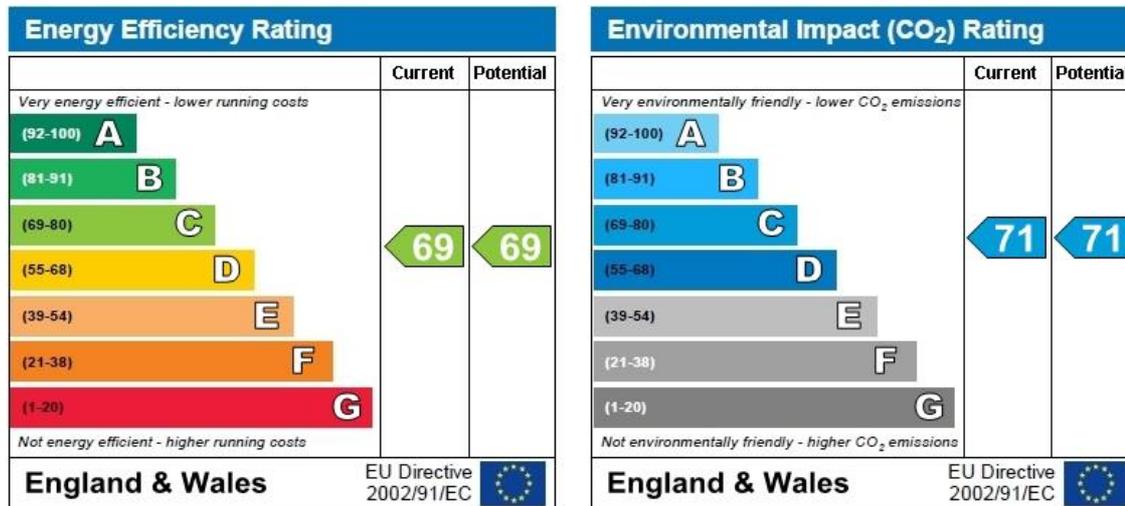
## LOCATION MAP



## DIRECTIONS

From the top cross in Ledbury, continue through The Southend and take the first right into Biddulph Way. Proceed along the road and turn right into Orchard Place, at the T junction turn right and the property is found on the right hand side

## 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 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/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.

