

# TO LET

## THE ANNEX COURT FARM BUNGALOW KEMPLEY DYMOCOCK GLOUCESTERSHIRE

*Pughs*

ESTATE AGENTS & VALUERS

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- Self contained studio annex
- One bedroom
- Unfurnished
- Rural setting
- Available immediately
- EPC Rating 'C'

**£495 Per calendar month**

# Energy Performance Certificate

The Annexe, Court Barn Bungalow, Kempley, DYMOCK, GL18 2AT

<b>Dwelling type:</b>	Ground-floor flat	<b>Reference number:</b>	2258-8058-7235-7300-1264
<b>Date of assessment:</b>	25 May 2020	<b>Type of assessment:</b>	RdSAP, existing dwelling
<b>Date of certificate:</b>	01 June 2020	<b>Total floor area:</b>	33 m <sup>2</sup>

## Use this document to:

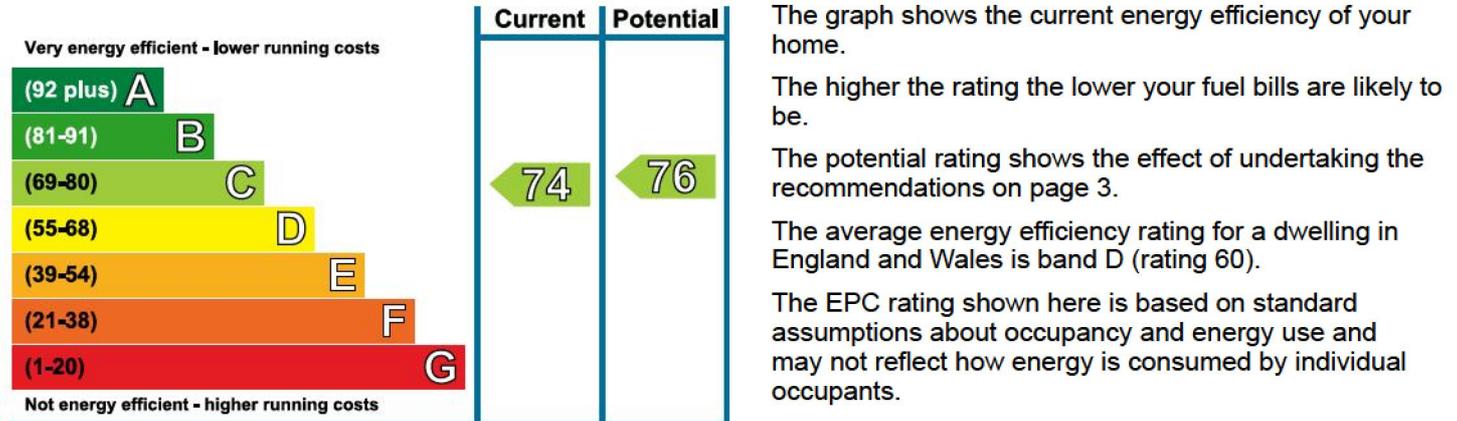
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,017</b>
<b>Over 3 years you could save</b>	<b>£ 99</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 90 over 3 years	£ 90 over 3 years	
Heating	£ 684 over 3 years	£ 585 over 3 years	
Hot Water	£ 243 over 3 years	£ 243 over 3 years	
<b>Totals</b>	<b>£ 1,017</b>	<b>£ 918</b>	

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



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 99

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://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 Annex, Court Farm Bungalow, Kempley, Dymock, Gloucestershire, GL18 2AT**

A modern self-contained studio annex set on a working farm with off road parking. Suitable for a professional couple or single person. Available immediately

## **ENTRANCE**

UPVc door to

## **KITCHEN 3.4M X 2.9M (11'2" X 9'6")**

Comprising fitted base units incorporating stainless steel sink unit and drainer, washing machine and fridge, radiator, access to large double storage cupboard, timber floor

## **REAR HALL**

Timber floor

## **SHOWER ROOM**

White suite comprising WC, hand basin in vanity unit, heated towel rail, shower cubicle, part tiled walls, timber floor

## **LIVING ROOM/BEDROOM 3.9M X 3.9M (12'10" X 12'10")**

Timber floor, access to double storage cupboard

## **SERVICES**

We understand from the vendors that mains water and electricity and private drainage are connected at the property. Oil central heating. Telephone subject to BT regulations. Electricity, water, heating and drainage are to be charged by the Landlord at a rate of £50 Per calendar month

## **RENT**

£495 per calendar month

Electricity, water, heating and drainage are to be charged by the Landlord at a rate of £50 Per calendar month

## **COUNCIL TAX**

Band TBC rates payable TBC

(Forest of Dean District 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 town centre proceed out of the town on the A449 Ross on Wye road. At the Preston Cross roundabout turn left towards Dymock. Take the second turning on the right signposted to Much Marcle. After approximately one mile turn left towards Kempley. Follow the road to the end and turn left at the T junction after the church. Having crossed the brook, the road turns a sharp right. The driveway to Court Farm is directly in front of you. Follow the drive,

## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-100) <b>A</b>		93	94
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	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 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.

