

TO LET

THE GABLES OCHRE HILL WELLINGTON HEATH LEDBURY HEREFORDSHIRE

Pughs

ESTATE AGENTS & VALUERS

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Ledbury, Herefordshire, HR8 2LP
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- Detached bungalow
- Four Bedrooms
- Immaculately Presented
- Available Immediately
- No Pets
- Energy Rating 'C'

£1,295 Per calendar month

Energy Performance Certificate


The Gables, Ochre Hill, Wellington Heath, LEDBURY, HR8 1LZ

Dwelling type:	Detached bungalow	Reference number:	9349-2800-7903-9298-7911
Date of assessment:	10 October 2018	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	11 October 2018	Total floor area:	142 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:	£ 3,258
Over 3 years you could save	£ 363

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 285 over 3 years	£ 285 over 3 years	
Heating	£ 2,568 over 3 years	£ 2,361 over 3 years	
Hot Water	£ 405 over 3 years	£ 249 over 3 years	
Totals	£ 3,258	£ 2,895	

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		
<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>69</p>	<p>Potential</p> <p>94</p> <p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>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.</p>

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	£ 219
2 Solar water heating	£4,000 - £6,000	£ 144
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 906

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 Gables, Ochre Hill, Wellington Heath, Ledbury, Herefordshire, HR8 1LZ

The Gables is a well presented four bedroom detached dormer bungalow with ample off road parking and sizable flat gardens with fabulous views over the village and neighbouring countryside. Available immediately

ENTRANCE

UPVc door to

HALLWAY

Tiled floor, radiator, access to storage cupboard

LIVING ROOM 7.5M X 4.5M (24'7" X 14'9")

Two radiators, patio doors to rear

HALLWAY

Radiator

KITCHEN 4.0M X 4.0M (13'1" X 13'1")

Comprising fitted wall and base units incorporating stainless 1½ steel sink unit and drainer, electric oven with four ring hob and extractor over, space and plumbing for appliances, integral dishwasher, tiled floor, tiled splashback

UTILITY ROOM 2.4M X 2.4M (7'10" X 7'10")

Comprising fitted base units incorporating stainless steel sink unit and drainer, space and plumbing for appliances, radiator, UPVc door to rear

FAMILY BATHROOM

White suite comprising hand basin in vanity unit, W.C, bath, airing cupboard, tiled floor, tiled walls, heated towel rail

CLOAKROOM

White W.C, hand basin, heated towel rail, tiled floor

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

Radiator

BEDROOM 4.0M X 3.7M (13'1" X 12'2")

Radiator

BEDROOM 3.9M X 3.7M (12'10" X 12'2")

Double mirror fronted wardrobe, radiator

BEDROOM 4.9M X 3.9 (16'1" X 12'10")

Radiator

OUTSIDE

Gravel driveway leading to the parking at the front of the property, a path to the side of the property leads to the lawn and patio area. The garden also comprises a shed.

VIEWING

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

Out of office hours 07710 757489 Jason Thomson

RENT

£1,350 pcm exclusive

SERVICES

We understand from the Landlord that mains water, gas, electricity and drainage is connected to the property. Telephone subject to BT regulations.

COUNCIL TAX

Band F rates payable £2779.53 (2019/2020)

(Forest of Dean District 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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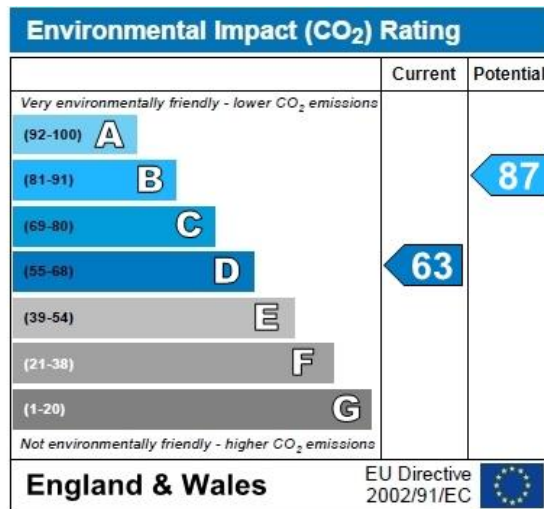
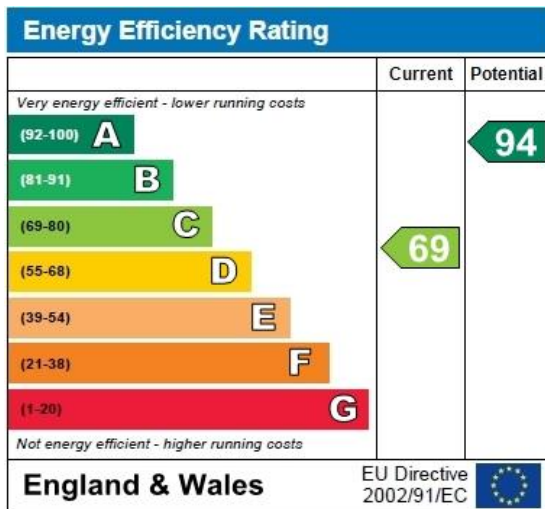
LOCATION MAP



DIRECTIONS

From Ledbury proceed on the B4214 towards Bosbury. Take the first right signposted Wellington Heath. Proceed to the end of the road where by you will come across a T Junction with an Oak tree within. Turn right then turn immediately right again onto The Common. Take the first left onto Ochre Hill where the property can be found on the top of the hill on the left 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 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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