

TO LET

EASTWOOD HOUSE

EASTWOOD

TARRINGTON

LEDBURY

HEREFORDSHIRE

Pughs

ESTATE AGENTS & VALUERS

Hazle Meadows Auction Centre, Ross Road,
Ledbury, Herefordshire, HR8 2LP
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- Five bedrooms
- One Ensuite
- Three Reception Rooms
- Off Road Parking and Carport
- Available end September 2020
- Energy Rating 'E'

£1,000 Per calendar month

Energy Performance Certificate

Eastwood House, Eastwood, LEDBURY, HR8 2RN

Dwelling type: Detached house
Date of assessment: 04 March 2019
Date of certificate: 07 March 2019
Reference number: 0485-2884-6773-9801-3181
Type of assessment: RdSAP, existing dwelling
Total floor area: 193 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:	£ 4,404
Over 3 years you could save	£ 1,674

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 378 over 3 years	£ 378 over 3 years	
Heating	£ 3,492 over 3 years	£ 1,917 over 3 years	
Hot Water	£ 534 over 3 years	£ 435 over 3 years	
Totals	£ 4,404	£ 2,730	

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

	Current	Potential
<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>	53	78

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).

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.

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	£ 1,299
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 273
3 Solar water heating	£4,000 - £6,000	£ 102

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Eastwood House, Eastwood, Tarrington, Ledbury, Herefordshire, HR8 2RN

A detached family home with five bedrooms and three reception rooms situated in a convenient and accessible location between Ledbury and Hereford. Easy maintenance front and rear gardens.

ENTRANCE HALL

With laminate floor and stairs off, access to

LIVING ROOM 6.38M X 4.0 (20'11" X 13'1")

With real wood flooring, bay window, 3x radiators, exposed beams, open fireplace with stone hearth and timber surround and mantle

UTILITY HALLWAY 2.9M X 1.9M (9'6" X 6'3")

Double base unit, single stainless steel sink and drainer, space and plumbing for appliances, ladder radiator, laminate floor

W.C

W.C, basin, radiator, laminate floor

KITCHEN DINER 6.4M X 3.0M (21'0" X 9'10")

With fitted wall and base units, timber worktop, tiled splashbacks, breakfast bar, space and plumbing for appliances, radiator, Indesit double oven and four ring electric halogen hob over, Worcester oil fired central combi boiler, 1½ bowl ceramic sink and drainer with up and over mixer tap

CONSERVATORY 2.85M X 2.7M (9'4" X 8'10")

UPVc conservatory with tile effect laminate floor, access to rear garden

STUDY 3.0M X 2.4M (9'10" X 7'10")

With fitted shelving and storage cupboard, radiator, laminate floor

DINING ROOM 4.1M X 3.9M (13'5" X 12'10")

With bay window, exposed beams, feature brick fireplace with stone hearth and timber mantle over, fitted carpet

STAIRS AND LANDING

With carpet

BEDROOM ONE 4.2M MAXIMUM X 4.0M MAXIMUM (13'9" MAXIMUM X 13'1" MAXIMUM)

With fitted double wardrobe, fitted curtains and track, radiator, carpet

BEDROOM TWO 4.2M X 3.1M (13'9" X 10'2")

With fitted wardrobes, cupboards and dressing table, radiator, carpet

ENSUITE 2.1M X 1.5M (6'11" X 4'11")

Fitted shower cubicle with tiled splashbacks, Triton electric shower, top flush W.C, basin, radiator, carpet

BEDROOM THREE 3.1M X 2.4M (10'2" X 7'10")

Fitted roller blind and curtains, radiator, carpet

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Eastwood House, Eastwood, Tarrington, Ledbury, Herefordshire, HR8 2RN

BEDROOM FOUR 3.4M X 3.1M (11'2" X 10'2")

Fitted cupboard with slatted shelves, fitted curtains, carpet

BEDROOM FIVE 4.3M X 4.0M MAXIMUM (14'1" X 13'1" MAXIMUM)

With double wardrobe, fitted curtains and roller blind, radiator, carpet

FAMILY BATHROOM

With fitted shower cubicle with glazed screen and tiled splashbacks, multi jet shower, pedestal basin, top flush W.C, corner bath with shower attachment, ladder radiator, laminate floor

OUTSIDE

Ample off road parking, use of two bay carport, low maintenance patio and stone front garden, low maintenance rear garden with raised decking area and pergola, water well with brick surround and timber roof.

SERVICES

We understand from the Landlord that mains water and electricity are connected to the property, private drainage system. Private Oil fired central heating. Telephone subject to BT regulations.

VIEWING

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

Out of office hours 07710 757489 Jason Thomson

COUNCIL TAX

Band F. £2827.22 (2020/2021)

(Herefordshire Council 01432260000)

RENT

£1,000 per calendar month exclusive

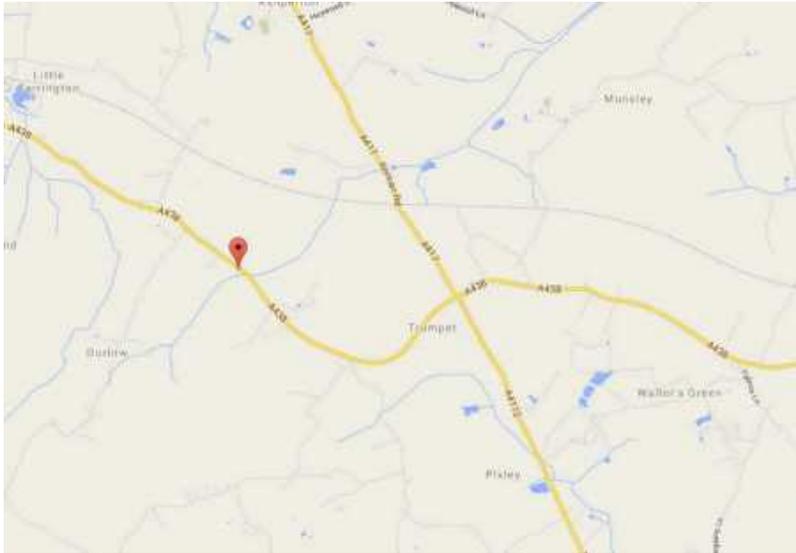
RIGHT TO RENT REGULATIONS

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 A438 toward Hereford. Proceed over the Trumpet Crossroads and pass Alexander Park Golf course and leisure centre on your right hand side. After approximately 200 yards the property can be found on the left hand side. Please see Agents board.

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E	53		
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			71
(55-68) D			
(39-54) E	45		
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	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 6 month period (or shorter by arrangement).

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.

