

TO LET

WOODLANDS LODGE PARKWAY LEDBURY HEREFORDSHIRE HR8 2JG

Pughs

ESTATE AGENTS & VALUERS

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



- Three Bedroom
- Detached House
- Recently Decorated
- Pets Considered
- Available 25th January
- Energy Rating E

£950 Per calendar month

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher this number, the lower your carbon dioxide (CO₂) emissions are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good

Woodlands Lodge, Parkway, Ledbury, Herefordshire, HR8 2JG

Woodlands Lodge is a delightful detached period three bedroom property with a well laid out family living space to the ground floor and surrounded by a low maintenance garden. Available from 25th January

ENTRANCE

Timber door to

LIVING ROOM 5.2M X 3.5M (17'1" X 11'6")

Clearview wood burner in exposed brick recess on tile hearth, radiator, exposed timbers and beams, bay window to front

DINING ROOM 5.1M X 3.5M (16'9" X 11'6")

Exposed timbers and beams, radiator, bay window to front

CELLAR 5.1M X 3.5M (16'9" X 11'6")

KITCHEN 6.4M X 2.7M (21'0" X 8'10")

Comprising fitted wall and base units incorporating 1½ Belfast sink, tiled floor, space and plumbing for appliances, exposed brick feature wall, tiled splashbacks, radiator, timber external door to rear, access down to cellar

REAR HALLWAY

Radiator, stairs off with storage cupboard under

OFFICE AREA 3.5M X 2.1M (11'6" X 6'11")

Tiled floor, timber external door to rear

UTILITY ROOM 2.2M X 2.2M (7'3" X 7'3")

Comprising fitted base units, space and plumbing for appliances, white suite comprising W.C, hand basin in vanity unit, radiator, tiled floor

FIRST FLOOR

LANDING

Access to loft, radiator

BEDROOM 4.5M X 3.8M (14'9" X 12'6")

Radiator

BEDROOM 4.5M X 3.6M (14'9" X 11'10")

Radiator

BEDROOM 3.7M X 1.9M (12'2" X 6'3")

Radiator

BATHROOM 2.7M X 1.9M (8'10" X 6'3")

White suite comprising W.C, hand basin in vanity unit, shower cubicle, access to storage cupboard, bath, part tiled walls, tiled floor, heated towel rail

OUTSIDE

A private stone driveway leads to a pair of gates which gives access to the private parking area. Either side of the property is a stoned pathway which leads to the private garden which incorporates patio areas, lawn, a garden shed and greenhouse, wood store and further lawn area

SERVICES

We understand from the Landlords that mains water, electricity and private shared drainage is connected to the property. 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 E. Rates payable £2493.80 (2020/2021)
(Herefordshire Council 01432 260000)

RENT

£950 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 Southend towards Gloucester. At the roundabout proceed straight over on the A417 where the property can be found set back on the right hand side. Please see Agent's 'To Let' 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		77
(55-68) D		
(39-54) E	45	
(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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
<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 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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