

**WOODFIELDS
FLOYDS LANE
WELLINGTON HEATH
LEDBURY
HR8 1LR**

Pughs

ESTATE AGENTS & VALUERS

Hazle Meadows Auction Centre, Ross Road,
Ledbury, Herefordshire, HR8 2LP
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- Detached House
- Four Bedroom
- Stunning Views
- Off Road Parking and Garage
- Village Location
- Energy Rating 'D'

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Partners: H J Pugh FNAEA FNAVA; J H Pugh BSc (Hons) MRICS MNAVA; J D Thomson BSc (Hons) MRICS FAAV MARLA

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	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 the number the lower your fuel bills 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
- average
- poor
- very poor (least efficient)

When the description says 'assumed', it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor
Roof	Pitched, 250 mm loft insulation	Good
Roof	Flat, limited insulation (assumed)	Very poor
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good

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Enjoying stunning views this spacious very well appointed 4 bed roomed split level detached house benefiting good sized established garden with possible planning potential subject to obtaining the necessary consents, garage and a large feature balcony to fully appreciate the superb outlook.

ENTRANCE

With double glazed sliding door to front.

ENTRANCE PORCH

Tiled floor, part glazed door to hallway

HALLWAY

Laminate floor, radiator, stairs to lower ground floor.

LIVING ROOM 7.5M X 3.6M MAXIMUM (24'7" X 11'10" MA X IMUM)

Two radiators, sliding patio doors to rear giving access to the balcony.

DINING ROOM 4.2M X 3.0M (13'9" X 9'10")

Radiator, door to living room and kitchen

KITCHEN 4.2M X 2.7M (13'9" X 8'10")

Comprising fitted wall and base units incorporating stainless steel 1½ bowl sink unit with drainer, electric cooker with extractor hood over, space and plumbing for appliances, radiator, access to roof space

BREAKFAST ROOM 2.7M X 2.1M (8'10" X 6'11")

Radiator, connecting door to garage double glazed sliding patio doors to rear giving access to balcony

CLOAKROOM

White suite comprising hand basin, W.C, radiator, tiled floor, built-in cupboard.

LOWER GROUND FLOOR

HALL

With double glazed door to front, radiator, access to storage cupboard

BEDROOM 6.0M X 3.6M MAXIMUM (19'8" X 11'10" MA X IMUM)

Built in wardrobe, two radiators, double glazed sliding patio doors to rear giving access to garden

ENSUITE

White suite comprising vanity unit incorporating hand basin, W.C, shower cubicle, radiator, heated, part tiled walls, towel rail.

BEDROOM 4.2M X 3.0M (13'9" X 9'10")

Built in wardrobe, radiator



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BEDROOM 4.2M X 2.7M MAXIMUM (13'9" X 8'10" MAXIMUM)

Built in wardrobe, radiator

BEDROOM 2.7M X 2.1M (8'10" X 6'11")

Radiator

BATHROOM

White suite comprising bath with shower over, vanity unit incorporating hand basin, W.C, heated, towel rail, tiled floor and shower board walls.

UTILITY ROOM 2.7M X 2.0M (8'10" X 6'7")

Comprising fitted base units incorporating stainless steel sink unit with drainer, space and plumbing for appliances, Wall mounted gas fired central heating boiler, glazed door to front

OUTSIDE

To the front of the property a hard standing provides off road parking for several vehicles and gives access to the garage (5.1m x 2.7m) with remote control roll up door to front and pedestrian door to breakfast room. A pathway and steps to the side of the property leads down to a good sized and attractively arranged garden with areas of lawn, terrace and an interesting selection of established plants, trees and shrubs with fantastic views. Further steps down in the garden lead to the lower lawn area with a garden pond and water feature. There is a possibility of potential planning subject to obtaining the necessary consents.

SERVICES

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

TENURE

We understand from the Vendors that the property is freehold and offered with vacant possession upon completion.

COUNCIL TAX

Band F. Rates £2779.53 (2020/2021)
(Herefordshire Council 01432 260000)

VIEWING

Strictly by appointment with the sole agents Pughs. Tel. 01531 631122
Out of office hours 07836320330 James Pugh

ANTI MONEY LAUNDERING REGULATIONS

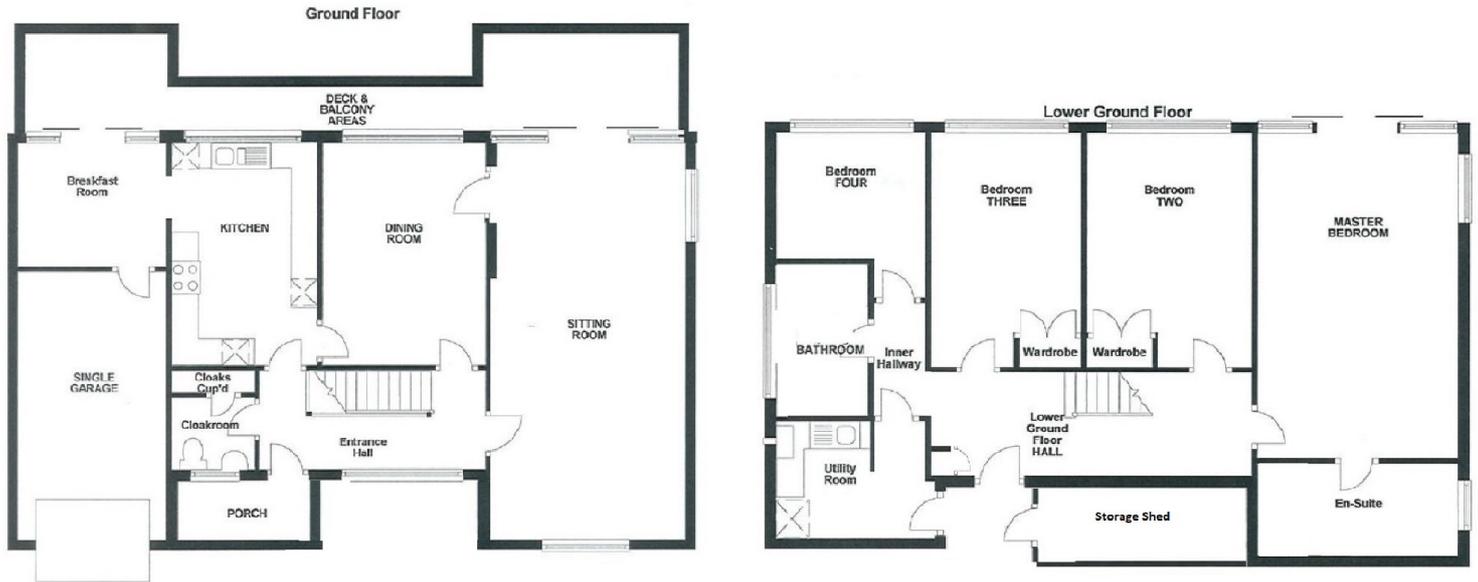
To comply with anti money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale

LOCATION MAP



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FLOOR PLAN



DIRECTIONS

From Ledbury proceed on the B4214 towards Bosbury. Take the first right signposted Wellington Heath. After approximately one mile turn right to Horse Road signposted towards "The Farmers Arms". Take the first left on to Floyds Lane continue for approximately 50yards and the property can be found on the right hand side as indicated by our 'For Sale' board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		63	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	1
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

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