

# TO LET

## THE FORGE

### 1 MONKSBURY COURT

### BARNS

### LEDBURY

### HEREFORDSHIRE

*Pughs*

ESTATE AGENTS & VALUERS

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- Two bedrooms
- Barn conversion
- Front and rear gardens
- Off road parking
- EPC Rating 'C'
- Available Mid July 2021

## £775 Per calendar month

# Energy Performance Certificate

1 Monksbury Court Cottages, Monkhide, LEDBURY, HR8 2TU

**Dwelling type:** Detached bungalow  
**Date of assessment:** 07 October 2014  
**Date of certificate:** 07 October 2014  
**Reference number:** 8954-7620-2429-1813-3906  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 66 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>£ 2,121</b>
<b>Over 3 years you could save</b>	<b>£ 597</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 276 over 3 years	£ 138 over 3 years	
Heating	£ 1,296 over 3 years	£ 1,083 over 3 years	
Hot Water	£ 549 over 3 years	£ 303 over 3 years	
<b>Totals</b>	<b>£ 2,121</b>	<b>£ 1,524</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

Band	Score Range	Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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 Increase loft insulation to 270 mm	£100 - £350	£ 150
2 Low energy lighting for all fixed outlets	£50	£ 108
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 147

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](http://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.

# **The Forge, 1 Monksbury Court Barns, Ledbury, Herefordshire, HR8 2TU**

A spacious two bedroom barn conversion built to a very high standard and boasting all of the modern day essentials, garden and off road parking located in rural Herefordshire with good road communications to Hereford and Ledbury.

## **ENTRANCE**

Timber door to

## **HALLWAY**

Storage cupboard with underfloor heating controls

## **OPEN PLAN KITCHEN/LIVING ROOM 5.7M X 5.2 (18'8" X 17'1")**

Comprising fitted wall and base units incorporating stainless steel sink unit and drainer, electric oven with four ring electric hob and extractor over, space and plumbing for appliances, oil fired boiler, tiled splashbacks, wooden floor with under floor heating, brick fireplace with wood burner inset, exposed timbers and beams

## **BEDROOM 3.5M X 3.3M (11'6" X 10'10")**

Timber floor with under floor heating, exposed timbers and beams

## **ENSUITE**

White suite comprising W.C, hand basin, shower cubicle, heated towel rail, exposed timbers and beams

## **BEDROOM 3.8M X 3.1M (12'6" X 10'2")**

Timber floor with under floor heating, exposed timbers and beams

## **ENSUITE**

White suite comprising W.C, hand basin, bath with shower over, heated towel rail, part tiled walls, exposed timbers and beams

## **OUTSIDE**

There is ample off road parking adjacent to the property. The property has the benefit of an enclosed rear garden

## **SERVICES**

We understand from the Landlords that mains water and electricity are connected to the property. Private Drainage. Oil fired central heating. Telephone subject to BT regulations. A service charge of £50pcm is payable to the Landlord for the water and drainage.

## **RENT**

£775 per calendar month exclusive

A service charge of £50pcm is payable to the Landlord for the water and drainage.

Rental Fees Apply.

## **VIEWING**

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

Out of office hours 07710 757489 Jason Thomson

## **COUNCIL TAX**

Band B. Rates payable £1585.53 (2021 / 2022)

Herefordshire Council Tel. 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

The logo for Pughs is a blue rectangle with a white border. Inside the rectangle, the word "Pughs" is written in a white, italicized serif font.

## LOCATION MAP



## DIRECTIONS

From Ledbury proceed on the A438 towards Hereford. At the Trumpet Crossroads turn right onto the A417 towards Leominster. Continue for 4 miles taking the turning on the left before Newtown Crossroads. Continue to the end of the track where The Forge is found first on the right hand side.

## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			94
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		70	
(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>			89
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(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 or twelve 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.

