

TO LET

THE CIDER BARN PRIORS COURT STAPLOW LEDBURY HEREFORDSHIRE

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



- Two bedrooms
- Spacious Accommodation
- Communal garden
- Off road parking
- Available Immediately
- Energy Rating 'C'

£775 Per calendar month

Energy performance certificate (EPC)

CIDER BARN
STAPLOW
LEDBURY
HR8 1NQ

Energy rating

C

Valid until: 23 July 2031

Certificate number: 2470-3008-8203-4359-3200

Property type

End-terrace house

Total floor area

75 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B		
69-80	C	69 C	
55-68	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.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

The Cider Barn, Priors Court, Staplow, Ledbury, Herefordshire, HR8 1NQ

A spacious two bedroom barn conversion situated in a desirable yet accessible location, communal garden and ample off road parking. Recently refurbished, including redecoration and new carpets. Viewing essential. Strictly no pets or children. Minimum 12 month contract

ENTRANCE

Timber door to

KITCHEN 3.7M X 3.6M MAXIMUM (12'2" X 11'10" MAXIMUM)

Comprising fitted wall and base units incorporating stainless steel sink unit and drainer, space and plumbing for appliances, electric oven with four ring electric hob and extractor over, tiled splashbacks, tiled floor, storage cupboard, radiator

REAR HALL

Timber external door, tiled floor, radiator

LIVING ROOM 5.1M X 3.6M (16'9" X 11'10")

Double aspect. Two radiators, carpet.

BEDROOM 5.1M X 2.7M (16'9" X 8'10")

Built in wardrobe, radiator, carpet.

BEDROOM 3.7M X 3.5M (12'2" X 11'6")

Built in wardrobe, radiator, carpet

BATHROOM

White suite comprising W.C, hand basin, bath with shower over, radiator, part tiled walls

SERVICES

We understand from the Landlord that mains water and electricity are connected to the property. Private oil fired central heating system. Private Drainage. Electricity, water and drainage are to be charged by the landlord at a rate of £50 per calendar month. Telephone subject to BT regulations.

VIEWING

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

Out of office hours 07710 757489 Jason Thomson

RENT

£775 per calendar month exclusive

Electricity, water and drainage are to be charged by the Landlord at a rate of £50 per calendar month

COUNCIL TAX

BAND D. Rates payable £2021.91 (2021 / 2022)

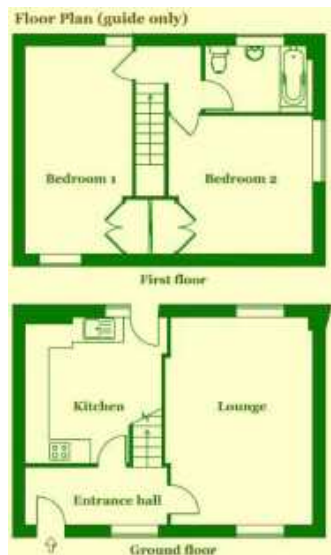
(Herefordshire Council 01432 260000)

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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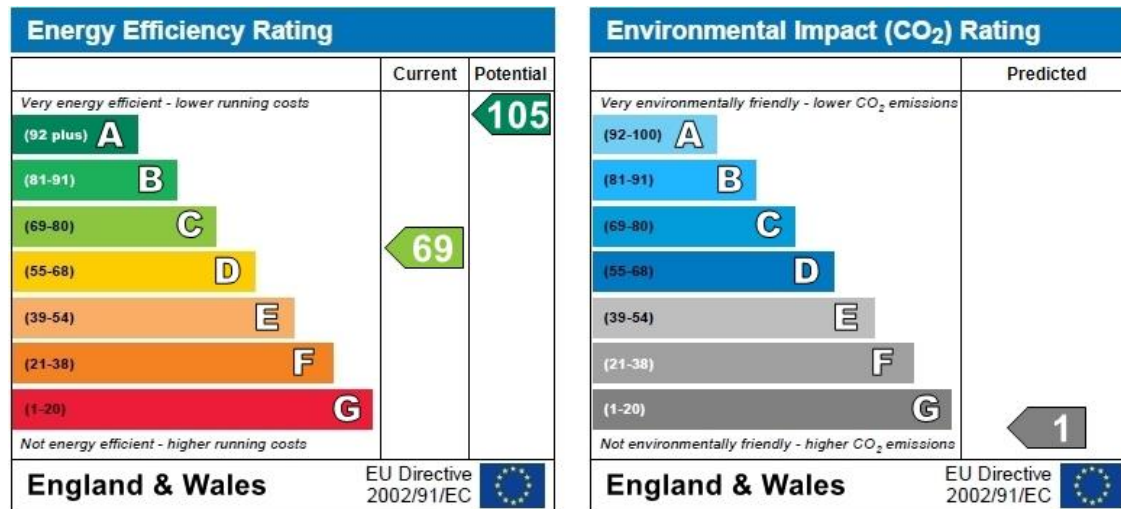
LOCATION MAP



DIRECTIONS

From Ledbury, proceed out of the town on the B4214 and take the third turning on the right hand side at the Staplow crossroads. Proceed past Warren Oak and take the first drive in on the left hand side into Priors Court Cottages. Follow the driveway around to the right whereby the property can be found on the right hand side. Please park in front of the property appropriately

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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