

# TO LET

**23 CHURCHILL MEADOW  
LEDBURY  
HEREFORDSHIRE  
HR8 2DG**

***Pughs***

**ESTATE AGENTS & VALUERS**

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- Two Bedroom
- Semi Detached Bungalow
- Well Presented
- Pets considered
- Energy Rating D
- Available Immediately

**£850 Per calendar month**

# Energy performance certificate (EPC)

23 Churchill Meadow  
LEDBURY  
HR8 2DG

Energy rating

**D**

Valid until: **30 November 2031**

Certificate number: **4190-1703-0522-7173-3993**

Property type

Detached bungalow

Total floor area

64 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 D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	67   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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

## **23 Churchill Meadow, Ledbury, Herefordshire, HR8 2DG**

A semi-detached bungalow situated in a popular and desirable residential location with easy vehicular access to the Ledbury Bypass and beyond yet still within easy walking distance to Ledbury Town centre together with all of it's amenities. Available Immediately

### **ENTRANCE**

UPVc door to

### **ENTRANCE PORCH**

UPVc door to

### **HALLWAY**

Radiator, access to airing cupboard

### **KITCHEN 3.3M X 2.3M (10'10" X 7'7")**

Comprising fitted wall and base units incorporating Belfast sink, integral fridge and freezer, space and plumbing for appliances, electric double oven, four ring hob with extractor over, tiled splashbacks, radiator

### **LIVING ROOM 4.8M X 4.4M (15'9" X 14'5")**

Radiator

### **CONSERVATORY 4.7M X 2.9M (15'5" X 9'6")**

With French UPVc doors to rear garden

### **BEDROOM 4.4M X 3.3M (14'5" X 10'10")**

Radiator, fitted wardrobes and storage cupboards

### **BEDROOM 3.0M X 2.6M (9'10" X 8'6")**

### **BATHROOM 1.9M X 1.7M (6'3" X 5'7")**

White suite comprising W.C and hand basin in vanity unit, walk in walker, radiator, part tiled walls

### **OUTSIDE**

To the front of the property there is a driveway which leads to the single garage (5.4m x 2.5m). The rear garden has a paved patio area adjacent to the house with shed and flower borders

### **SERVICES**

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

### **RENT**

£850 per calendar month exclusive

### **VIEWING**

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

Out of office hours 07710 757489 Jason Thomson

### **COUNCIL TAX**

Band C rates payable £1912.78 (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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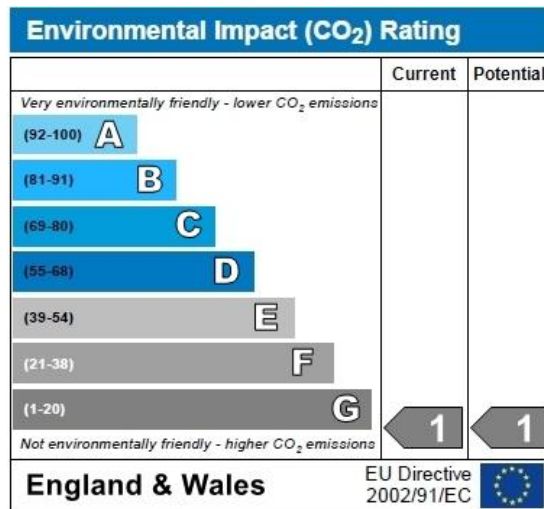
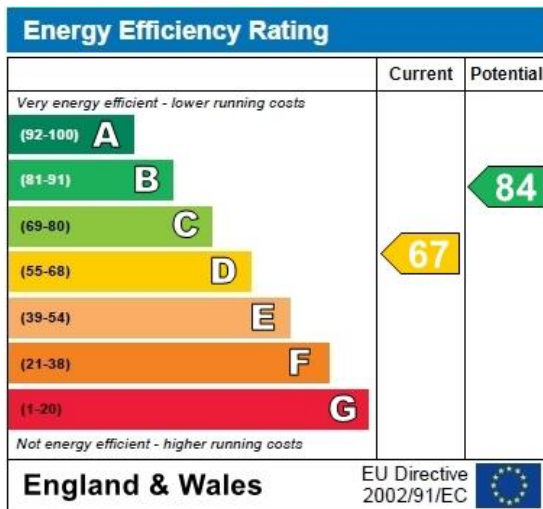
## LOCATION MAP



## DIRECTIONS

From Ledbury town centre proceed down Bridge Street. Follow the road towards the Ledbury Bypass, passing Childer Road on the right hand side, take the next turning left into Little Marcle Road before the roundabout. Proceed for approximately 300 yards before turning into Churchill Meadow then take the first left turn and then right. The property can be found on the right hand side.

## 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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