

**TO LET**  
**THE FOLD**  
**LITTLE TARRINGTON FARM**  
**LITTLE TARRINGTON**  
**HEREFORDSHIRE**  
**HR1 4JA**

*Pughs*

**ESTATE AGENTS & VALUERS**

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



- Two bedrooms
- Barn conversion
- Communal courtyard garden
- Off road parking
- EPC Rating 'E'
- Available mid January 2022

**£820 Per calendar month**

# Energy Performance Certificate

The Fold Little Tarrington Farm, Little Tarrington, HEREFORD, HR1 4JA

**Dwelling type:** Semi-detached house      **Reference number:** 8037-7326-1690-1084-7926  
**Date of assessment:** 24 June 2013      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 25 June 2013      **Total floor area:** 84 m<sup>2</sup>

## Use this document to:

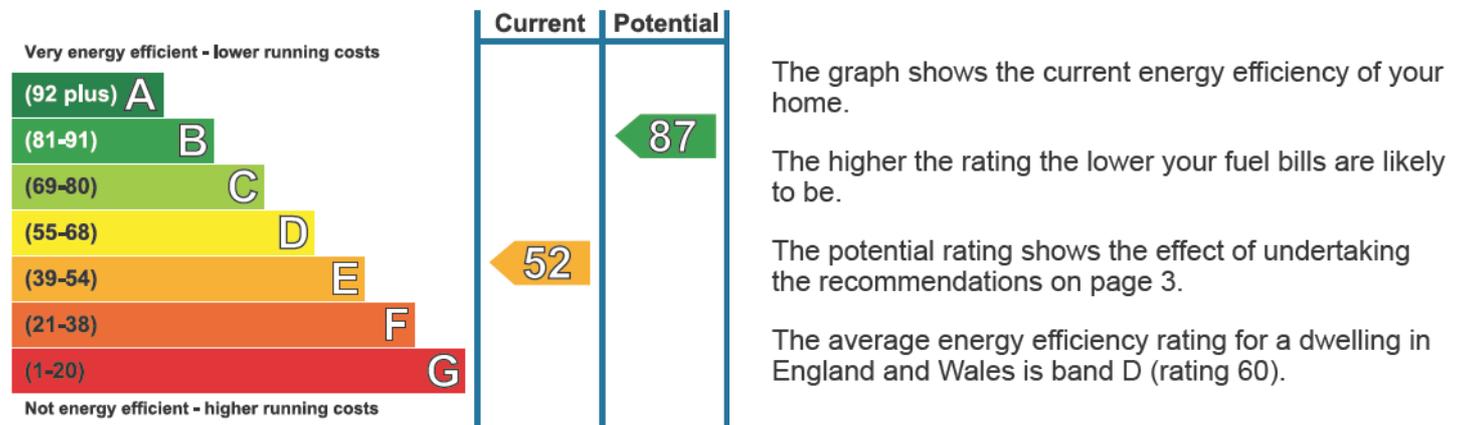
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

|  |                |
|--|----------------|
| <b>Estimated energy costs of dwelling for 3 years:</b> | <b>£ 3,144</b> |
| <b>Over 3 years you could save</b>                     | <b>£ 1,380</b> |

| Estimated energy costs of this home |                      |                      |   |
|-------------------------------------|----------------------|----------------------|---|
|                                     | Current costs        | Potential costs      | Potential future savings  |
| Lighting                            | £ 168 over 3 years   | £ 168 over 3 years   |  |
| Heating                             | £ 2,646 over 3 years | £ 1,356 over 3 years |   |
| Hot Water                           | £ 330 over 3 years   | £ 240 over 3 years   |   |
| <b>Totals</b>                       | <b>£ 3,144</b>       | <b>£ 1,764</b>       |   |

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

| Recommended measures                   | Indicative cost  | Typical savings over 3 years | Available with Green Deal |
|--|------------------|------------------------------|---------------------------|
| 1 Increase loft insulation to 270 mm   | £100 - £350      | £ 87                         | ✓                         |
| 2 Internal or external wall insulation | £4,000 - £14,000 | £ 972                        | ✓                         |
| 3 Floor insulation                     | £800 - £1,200    | £ 231                        | ✓                         |

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.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

# The Fold, Little Tarrington Farm, Little Tarrington, Herefordshire, HR1 4JA

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

## ENTRANCE

Part glazed timber door

## HALLWAY

Tiled floor

## KITCHEN / DINER 5.9M X 3.9M (19'4" X 12'10")

Fitted wall and base units incorporating 1 ½ bowl stainless steel sink unit with drainer, integral electric oven & grill, 4 ring electric hob with extractor over, space and plumbing for appliances, BOSCH Washing Machine, Fridgemaster Freezer, Hotpoint Fridge, radiator, exposed beams, halogen spotlights, tiled floor, rear glazed double door to communal garden, fitted curtain pole.

## WC

White suite comprising pedestal basin and WC. Fitted curtain pole, tiled floor

## LIVING ROOM 5.8M X 4.4M (19'0" X 14'5")

Wooden floor, 2 x windows overlooking communal garden, fitted curtain poles, radiator, exposed beams, aerial / satellite / radio socket.

## BEDROOM 3.4M X 2.9M (11'2" X 9'6")

Wooden floor, radiator, exposed beams, fitted curtain pole, storage cupboard

## BEDROOM 4.0M X 2.6M (13'1" X 8'6")

Wooden floor, radiator, exposed beams, fitted curtain pole, airing cupboard

## BATHROOM 2.9M X 1.6M (9'6" X 5'3")

Exposed beams, extractor fan, white suite comprising shower cubicle with thermostatic mixer shower, panelled bath, pedestal basin, top flush WC, part tiled walls, tiled floor, radiator, fitted curtain pole

## OUTSIDE

There is ample off road parking adjacent to the communal courtyard, which The Fold looks out onto. The property has the benefit of a private patio surrounded by mature shrub borders.

## SERVICES

We understand from the Landlord that mains water and electricity are connected to the property. Private communal biomass heating system. Private Drainage. Telephone subject to BT regulations.

## RENT

£820 per calendar month exclusive

Unlimited Heating and Hot Water available via Landlords Communal Biomass Boiler for £85 pcm.

## VIEWING

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

Out of office hours 07710 757489 Jason Thomson

## COUNCIL TAX

Band D. Rates payable £2054.29 (2021 / 2022)

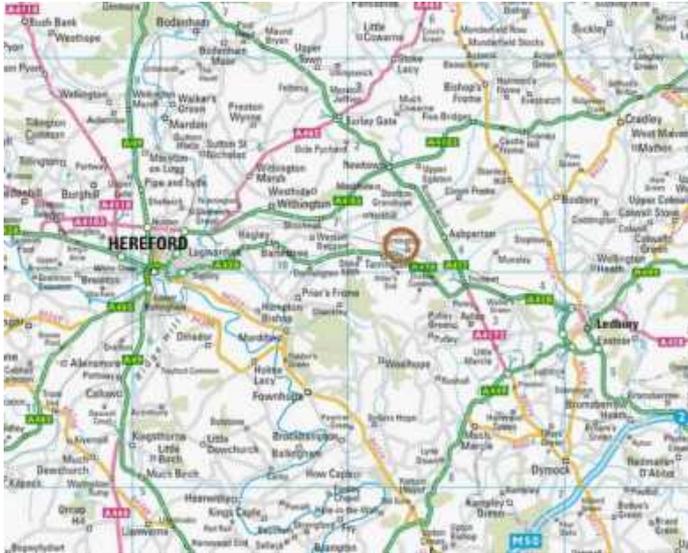
Herefordshire Council Tel. 01432 260000

## 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

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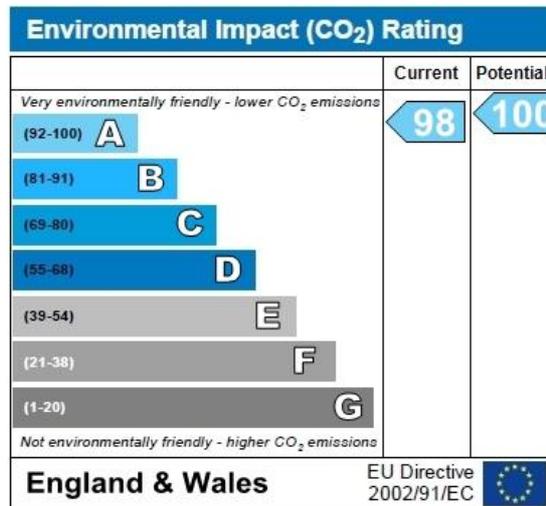
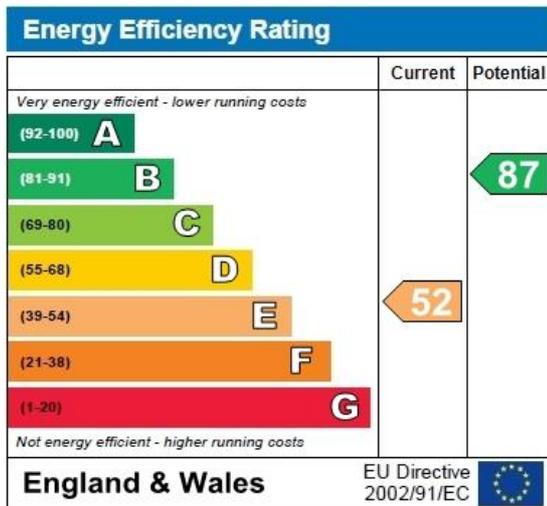
## LOCATION MAP



## DIRECTIONS

From Ledbury proceed out of the town on the A438 towards Hereford. Go straight over at the Trumpet Crossroads. Take the second road to the right signposted for The Mill Pond campsite. Continue past the campsite and under the railway bridge whereby the road makes a right hand turn. Turn left on the bend into Little Tarrington Farm, the property can be found within the complex on the left hand side of the drive.

## 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 one months 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.

