

TO LET

27

**ORCHARD PLACE
DEER PARK
LEDBURY
HEREFORDSHIRE**

Pughs

ESTATE AGENTS & VALUERS

Hazle Meadows Auction Centre, Ross Road,
Ledbury, Herefordshire, HR8 2LP
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- Detached bungalow
- Three Bedrooms
- Off Road Parking
- Cul-de-sac location
- Available Immediately
- Energy Rating D

£1,000 Per calendar month

Energy performance certificate (EPC)

27 Orchard Place
LEDBURY
HR8 2XD

Energy rating

D

Valid until: **25 July 2032**

Certificate number: **4732-9723-9100-0046-8226**

Property type

Detached bungalow

Total floor area

74 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+	A		
81-91	B		84 B
69-80	C		
55-68	D	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

27, Orchard Place, Deer Park, Ledbury, Herefordshire, HR8 2XD

A well presented detached three bedroom bungalow in a popular cul-de-sac location with the benefit of rear garden, off road parking and garage. No pets or children.

ENTRANCE

UPVc door to

PORCH

Timber door to

HALLWAY

Two radiators, access to loft, storage cupboard and further cupboard housing gas fired central heating boiler

LIVING AREA 5.0M X 3.1M (16'5" X 10'2")

Radiator, electric wall mounted fire, UPVc patio doors to side

DINING AREA 3.6M X 2.4M (11'10" X 7'10")

Radiator

KITCHEN 3.5M X 2.7M (11'6" X 8'10")

Comprising fitted wall and base units incorporating stainless steel sink and drainer, electric oven, four ring hob with extractor over, space and plumbing for appliances, tiled splashbacks, UPVc door to rear

BATHROOM 2.6M X 1.6M (8'6" X 5'3")

White suite comprising hand basin in vanity unit, shower cubicle, bath, heated towel rail, shower board walls

SEPRATE W.C

White suite comprising W.C, hand basin, tiled splashbacks, heated towel rail

BEDROOM 3.6M X 3.5M (11'10" X 11'6")

Radiator, mirror fronted wardrobe

BEDROOM 3.2M X 2.7M (10'6" X 8'10")

Radiator

BEDROOM 2.4M X 2.2M (7'10" X 7'3")

Radiator

OUTSIDE

To the front of the property is a concrete and stoned driveway providing off road parking and access to the garage (5.3m x 2.5m) with up and over door to front and pedestrian door to side. A gated pathway to the side of the rear of the property with further outhouse and gravelled area. At the side of the bungalow is further gardens comprising of lawn with gravel borders.

SERVICES

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

COUNCIL TAX

BAND D. Rates payable £2214.93 (2022-2023)
(Herefordshire Council 01432 260000)

RENT

£1,000 per calendar month exclusive

VIEWING

Strictly by appointment with the sole agents Pughs. Tel. 01531 631122
Out of office hours 07710 757489 Jason Thomson

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 the top cross in Ledbury, continue through The Southend and take the first right into Biddulph Way. Proceed along the road and turn right into Orchard Place, at the T junction turn right, at the top of the road the bungalow can be found in the top right hand corner.

ENERGY PERFORMANCE CERTIFICATE

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55-68	D	68 D	
39-54	E		
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1-20	G		

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.

