

TO LET

WOOLSTROP COOKS LANE REDMARLEY GLOUCESTERSHIRE GL19 3LD

Pughs

ESTATE AGENTS & VALUERS

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Ledbury, Herefordshire, HR8 2LP
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- Three Bedroom
- Detached House
- Rural Location
- Pets and Children Considered
- Energy Rating E
- Available Immediately

£1,000 Per calendar month

Woolstrop, Cooks Lane, Redmarley, GLOUCESTER, GL19 3LD

Dwelling type:	Detached house	Reference number:	8898-7620-6759-0069-1902
Date of assessment:	01 October 2018	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	02 October 2018	Total floor area:	115 m ²

Use this document to:

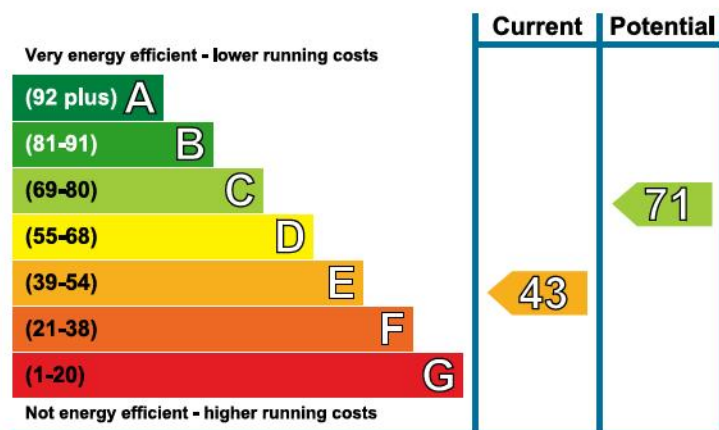
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,294
Over 3 years you could save	£ 1,116

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 234 over 3 years	£ 234 over 3 years	
Heating	£ 2,676 over 3 years	£ 1,710 over 3 years	
Hot Water	£ 384 over 3 years	£ 234 over 3 years	
Totals	£ 3,294	£ 2,178	

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



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 Room-in-roof insulation	£1,500 - £2,700	£ 624
2 Cavity wall insulation	£500 - £1,500	£ 207
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 141

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 or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Woolstrop, Cooks Lane, Redmarley, Gloucestershire, GL19 3LD

A spacious three bedroom house located in a rural location with ample off road parking and gardens located in easy commuting distance of Gloucester, Cheltenham and beyond.

ENTRANCE

Timber door to

HALLWAY

Tiled floor, stairs off

UTILITY ROOM

Comprising fitted base unit incorporating stainless steel sink unit and drainer, white suite comprising W.C and hand basin, tiled floor, space and plumbing for appliances

LIVING ROOM 6.9M X 3.4M MAXIMUM (22'8" X 11'2" MAXIMUM)

Wood burner on hearth with stone surround, radiator, timber door to porch, two storage cupboards

PORCH

With timber external door, tiled floor

KITCHEN 4.5M X 3.5M (14'9" X 11'6")

Comprising brand new fitted wall and base units incorporating 1½ acrylic sink and drainer, oil boiler, integral dish washer, electric oven with 4 ring hob and extractor over, radiator, tiled floor and splashbacks

CONSERVATORY 3.8M X 3.5M (12'6" X 11'6")

Radiator, tiled floor, French doors to rear garden

FIRST FLOOR

LANDING

Radiator, access to airing cupboard

BEDROOM 3.8M X 3.5M (12'6" X 11'6")

Two built in wardrobes, radiator, brand new fitted carpet

BEDROOM 3.6M X 2.8M MAXIMUM (11'10" X 9'2" MAXIMUM)

Built in wardrobe, radiator, brand new fitted carpet

BEDROOM 3.5M X 2.8M MAXIMUM (11'6" X 9'2" MAXIMUM)

Built in wardrobe, radiator, brand new fitted carpet

BATHROOM

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

OUTSIDE

To the front of the property is off road parking for several vehicles with lawns, mature shrubs and access to the detached double garage (7.8m x 5.0m) with two doors and pedestrian door to side, and further storage area (5.2m x 1.9m). To the rear of the property is lawn with mature shrubs and trees

SERVICES

We understand from the Landlords that mains water and electricity are connected at the property. Private oil fired boiler and drainage. Telephone subject to BT regulations

RENT

£1,000 per calendar month exclusive

COUNCIL TAX

Band F rates payable £2,627.89 (2020/2021)
(Forest of Dean District Council 01594 812532)

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

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

LOCATION MAP



DIRECTIONS

From Ledbury take the A449 towards Worcester and after approximately one mile take the A438 signposted to Eastnor and Tewkesbury. Proceed through Eastnor, at the Rye Cross crossroads turn right onto the B4208. Continue on that road for approximately 2 miles, take the right hand turning onto Cooks Lane, continue for approximately 1 mile where the property can be found on the left hand side. Please see Agents 'To Let' Board

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			71
(39-54) E	43		
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			62
(39-54) E			
(21-38) F	37		
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	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-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.

