

TO LET
GYPSY HILL
OTHERTON LANE
COTHERIDGE
WORCESTERSHIRE
WR6 5LS

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



- **Detached Bungalow**
- **Two Bedrooms**
- **Spacious Accommodation**
- **Paddock and Stables**
- **Energy Rating D**
- **Available Immediately**

£1,500 Per calendar month

Energy performance certificate (EPC)

Gipsy Hill Otherton Lane Cotheridge WORCESTER WR6 5LS	Energy rating <h1 style="font-size: 2em; margin: 0;">D</h1>	Valid until: 27 November 2029 <hr/> Certificate number: 8991-6086-9829-8526-9913
---	--	---

Property type Detached bungalow

Total floor area 157 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 c
55-68	D	61 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

Gypsy Hill, Otherton Lane, Cotheridge, Worcestershire, WR6 5LS

Gypsy Hill is a large two bedroom bungalow with spacious living room, integral garage and adjacent 1.82 acres of grazing pasture and two stables, tack room and separate access. Available immediately.

ENTRANCE

UPVc door to

HALLWAY

CLOAKROOM 3.3M X 1.8M (10'10" X 5'11")

White suite comprising W.C, hand basin, tiled floor, radiator

LIVING ROOM 9.1M X 4.6M (29'10" X 15'1")

Two radiators, open fireplace, UPVc door to rear

KITCHEN 4.1M X 3.3M (13'5" X 10'10")

Comprising fitted wall and base units incorporating stainless steel sink and drainer, electric oven, four ring hob, space and plumbing for appliances, radiator, access to pantry cupboard, timber door to

REAR PORCH 2.1M X 1.8M (6'11" X 5'11")

BOILER ROOM 2.0M X 2.0M (6'7" X 6'7")

Oil fired central heating boiler

REAR HALLWAY

Access to three storage cupboards, radiator

BEDROOM 5.2M X 4.6M (17'1" X 15'1")

Two radiators, two double wardrobes with storage cupboards over with built in dressing table

BEDROOM 5.5M X 4.1M (18'1" X 13'5")

Radiator, three built in wardrobes with cupboards over, access to further two storage cupboards

BATHROOM 3.3M X 2.1M (10'10" X 6'11")

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

OUTSIDE

Gated access leads to the parking and turning area, to the side of the bungalow is a lawn area with path which leads to the rear garden with patio area. A pedestrian gate leads into the yard area with detached stable block comprising tack room 3.4m x 1.7m and two stables, both 3.5m x 3.4 with the benefit of separate road access which leads out to the 1.82 acre paddock.

SERVICES

We understand from the Landlord that mains water and electricity and private drainage is connected to the property. Telephone subject to BT regulations. Oil fired central heating

RENT

£1,500 per calendar month exclusive

COUNCIL TAX

Band D. Rates payable £2151.88 (2021-2022)
(Herefordshire Council 01432 260000)

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

Pughs

LOCATION MAP



DIRECTIONS

From Worcester proceed out of the city on the A44. At the roundabout continue along the A44 towards Bromyard, take the left hand turning onto Otherton Lane, continue for 0.25 mile where the property is found on the right hand side.

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			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		61	74
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			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
		1	1
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.

