

TO LET

**APPLE MILL COTTAGE
REDDING END
MUCH MARCLE
LEDBURY
HEREFORDSHIRE**

Pughs

ESTATE AGENTS & VALUERS

Hazle Meadows Auction Centre, Ross Road,
Ledbury, Herefordshire, HR8 2LP
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- One bedroom
- Rental Fees Apply
- Communal courtyard garden
- Off road parking
- Available end 4th July 2022
- Energy Rating 'E'

£650 Per calendar month

Energy Performance Certificate


Apple Mill Cottage, Much Marcle, LEDBURY, HR8 2ND

Dwelling type:	Semi-detached house	Reference number:	8405-8675-7229-0226-4913
Date of assessment:	23 January 2019	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	23 January 2019	Total floor area:	60 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:	£ 4,041
Over 3 years you could save	£ 1,884

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 153 over 3 years	£ 153 over 3 years	
Heating	£ 3,246 over 3 years	£ 1,728 over 3 years	
Hot Water	£ 642 over 3 years	£ 276 over 3 years	
Totals	£ 4,041	£ 2,157	

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		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>Current</p> <p>44</p>	<p>Potential</p> <p>83</p>

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 Internal or external wall insulation	£4,000 - £14,000	£ 1,257
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 189
3 Solar water heating	£4,000 - £6,000	£ 366

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.

Apple Mill Cottage, Redding End, Much Marcle, Ledbury, Herefordshire, HR8 2ND

A one bedroom dwelling forming part of a tasteful barn conversion, full of charm and character with exposed beams and spacious living accommodation located mid way between Ledbury and Much Marcle. Available 4th July 2022

ENTRANCE

Timber door to

LIVING ROOM 6.1M X 4.23M (20'0" X 13'11")

Electric fire with timber surround, stairs off with storage cupboard under, exposed timbers and beams, patio doors to garden, night storage heater, sofa, dinning room table and four chairs.

KITCHEN 2.2M X 2.1M (7'3" X 6'11")

Comprising fitted wall and base units incorporating stainless steel sink unit and drainer, electric oven with four ring hob and extractor over, integral dishwasher, Zanussi washing machine, tiled splashbacks, tiled floor,

FIRST FLOOR

BEDROOM 4.4M X 4.2M (14'5" X 13'9")

Panel electric heater, external door to external stairs, exposed timbers and beams, dressing table, bed, built in wardrobes

ENSUITE

Coloured suite comprising shower cubicle, electric shower, W.C, hand basin, tiled floor part tiled walls, heated towel rail

RENT

£650 per calendar month exclusive.

COUNCIL TAX

BAND A. £1380.69 (2022-2023)
(Herefordshire Council 01432 260000)

SERVICES

We understand from the landlord that mains water and electric and private drainage are connected to the property. Telephone subject to BT regulations. Mains water and drainage to be charge at £30pcm

VIEWING

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

RIGHT TO RENT DOCUMENTATION

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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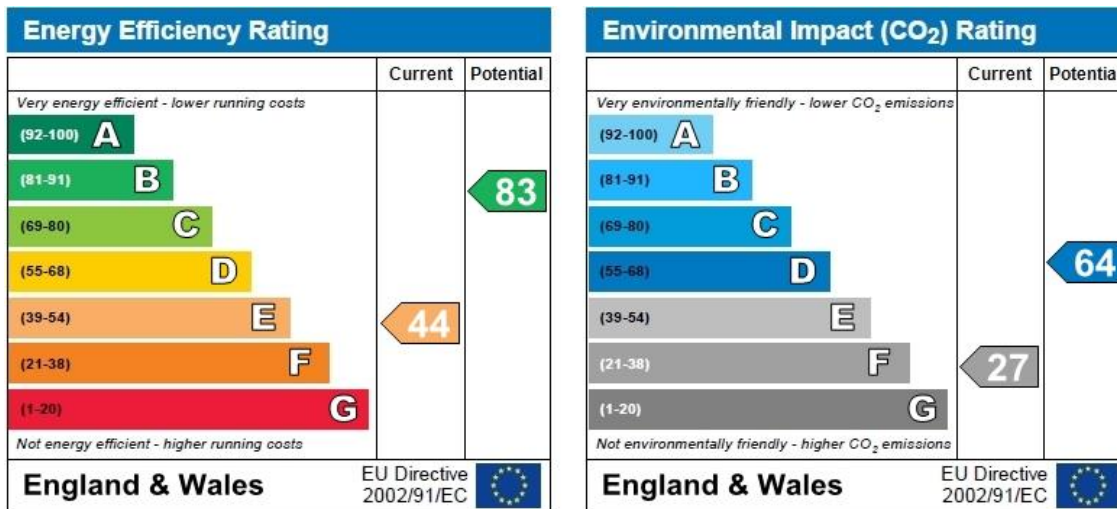
LOCATION MAP



DIRECTIONS

From Ledbury proceed out of the town on the A449 towards Ross on Wye. Proceed straight across at the Preston Cross roundabout. Carry on towards Much Marcle. After passing the Royal Oak pub on the right hand side, Redding Farm is the second turning on the right.

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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