

# TO LET

**7 QUEENSWAY  
LEDBURY  
HEREFORDSHIRE  
HR8 2AY**

*Pughs*

**ESTATE AGENTS & VALUERS**

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- **Three bedrooms**
- **Semi detached**
- **Off road parking**
- **Large rear garden**
- **Children and Pets considered**
- **Available mid December 2020**

**£800 Per calendar month**

# Energy Performance Certificate

7, Queensway, LEDBURY, HR8 2AY


**Dwelling type:** Semi-detached house  
**Date of assessment:** 01 August 2014  
**Date of certificate:** 01 August 2014

**Reference number:** 8974-7328-2460-6629-1902  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 97 m<sup>2</sup>

## Use this document to:

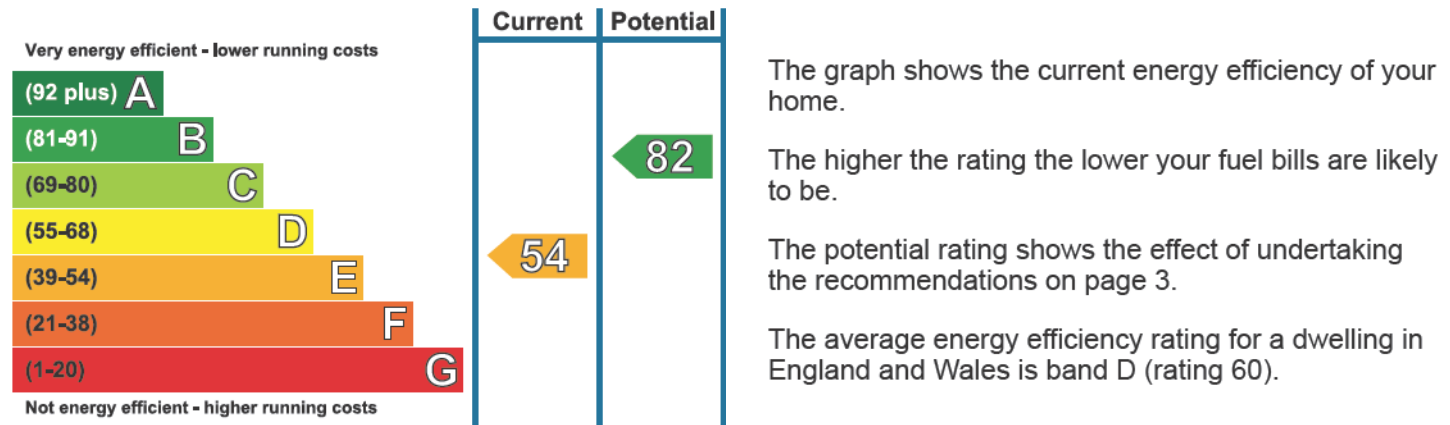
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,729</b>
<b>Over 3 years you could save</b>	<b>£ 1,515</b>




Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 174 over 3 years	£ 174 over 3 years	
Heating	£ 2,394 over 3 years	£ 1,458 over 3 years	
Hot Water	£ 1,161 over 3 years	£ 582 over 3 years	
<b>Totals</b>	<b>£ 3,729</b>	<b>£ 2,214</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 Flat roof insulation	£850 - £1,500	£ 219	
2 Floor insulation	£800 - £1,200	£ 240	
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 102	

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.

## 7 Queensway, Ledbury, Herefordshire, HR8 2AY

A larger than average three bedroom semi detached property in close proximity to Ledbury town centre well kept rear garden and block paved driveway.

### OUTSIDE

Block paved front garden with parking spaces for a good number of vehicles. Mature shrubs and climbing roses in border. Covered porch to front door

### ENTRANCE

### HALLWAY

Doors and stairs off, radiator, carpet

### DINING ROOM 3.7M X 3.1M (12'2" X 10'2")

Recently decorated with a bay window, fitted venetian blind, aerial cabling, carpet, radiator.

### LIVING ROOM 3.9M X 3.4M (12'10" X 11'2")

Recently decorated, gas fire, marble hearth, radiator, fitted shelves, fitted curtain pole and curtains, aerial cable, carpet

### KITCHEN 2.7M X 2.6M (8'10" X 8'6")

White fitted wall and base units, white tiled splash backs, black laminate marble effect worktop, New Homes Stoves, free standing four ring gas hob and oven/grill. 1 ½ bowl stainless steel sink with mixer tap over, space and plumbing for dishwasher (existing dishwasher available to purchase by tenant), radiator, lino floor, pantry cupboard with fitted shelves.

### UTILITY ROOM 5.7M MAX X 2.0M MAX (18'8" MAX X 6'7" MAX)

Separate W.C with high level system, fitted wall light, tiled floor. Fitted wall and base units with space and plumbing for appliances, single stainless steel sink and drainer with mixer tap over, marble effect laminate worktop, extractor fan, ladder style radiator, coats hook area, tiled floor

### FIRST FLOOR LANDING

1x Storage cupboard, 1x airing cupboard, With doors off to:

### BEDROOM ONE 3.9M X 3.4M MAXIMUM (12'10" X 11'2" MAXIMUM)

Recently decorated, fitted curtain pole and venetian blind, radiator, exposed floorboards, fan light.

### BEDROOM TWO 3.5M X 3.1M (11'6" X 10'2")

Recently decorated, radiator, carpets

### BEDROOM THREE 2.6M X 2.7M (8'6" X 8'10")

Curtain track, fitted blind, fitted shelves, radiator, carpet

### BATHROOM 2.6M X 1.7M (8'6" X 5'7")

Fixed ceiling light, full height tiled splash backs, venetian blind, shell effect suite comprising W.C, bath with concertina shower screen over, thermostatic mixer bath shower over, pedestal basin, radiator, carpet.

### REAR GARDEN

Large patio area with gravel border, mature lawn, large timber shed with power connected, concrete pad for tenants further shed if required, paved path to a rear gate, rockery with feature pond and waterfall requiring own pump.

### RENT

£800 per calender month exclusive

### SERVICES

We understand from the Landlord that mains electricity, gas, water and drainage are connected. Telephone connected subject to BT regulations.

### VIEWINGS

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

### COUNCIL TAX

BAND B. Rates payable £1586.95 (2020/21)  
(Herefordshire Council 01432 260000)

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

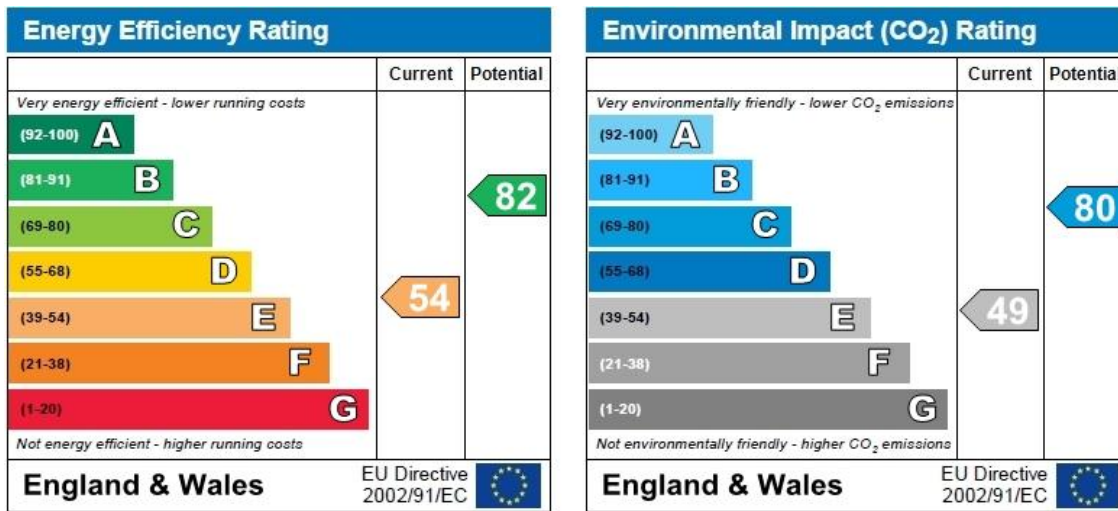
## LOCATION MAP



## DIRECTIONS

From the centre of Ledbury, turn down Bye Street and take the third right turning into Long Acres. After approximately 300yards take the first left hand turning into Queensway where the property can be found fourth on the left hand side. Please see Agents 'To Let' Board

## 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.

