

**12 FARJEON CLOSE
NEW MILLS
LEDBURY
HEREFORDSHIRE
HR8 2FU**

Pughs

ESTATE AGENTS & VALUERS

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- Four bedroom family home
- Well presented
- Double garage
- Low maintenance garden
- Cul de sac location
- Energy Rating C

OFFERS IN THE REGION OF £375,000

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Partners: H J Pugh FNAEA FNAVA; J H Pugh BSc (Hons) MRICS MNAVA; J D Thomson BSc (Hons) MRICS FAAV MARLA

Energy Performance Certificate

12, Farjeon Close, LEDBURY, HR8 2FU

Dwelling type:	Detached house	Reference number:	9352-2859-7922-9523-4985
Date of assessment:	21 December 2017	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	21 December 2017	Total floor area:	115 m ²

Use this document to:

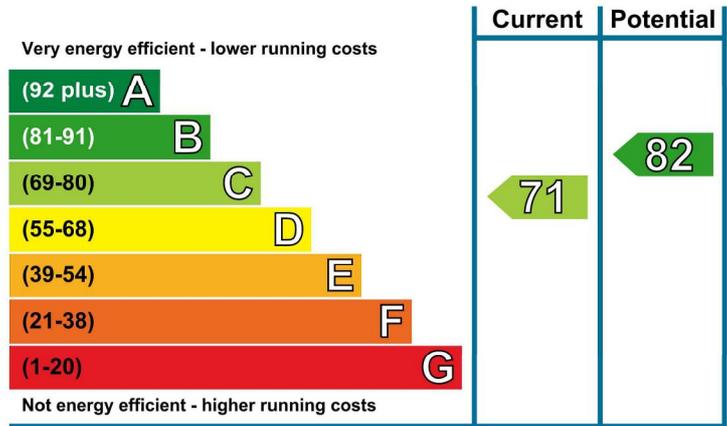
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,655
Over 3 years you could save	£ 321

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 375 over 3 years	£ 222 over 3 years	
Heating	£ 1,998 over 3 years	£ 1,926 over 3 years	
Hot Water	£ 282 over 3 years	£ 186 over 3 years	
Totals	£ 2,655	£ 2,334	

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 Floor insulation (solid floor)	£4,000 - £6,000	£ 99
2 Low energy lighting for all fixed outlets	£55	£ 129
3 Solar water heating	£4,000 - £6,000	£ 99

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

12 Farjeon Close, New Mills, Ledbury, Herefordshire, HR8 2FU

A well presented and maintained four bedroom detached house in the popular New Mills Estate ideal for a family. It has larger than average living accommodation and has the benefit of a double garage, off road parking and low maintenance garden. No chain.

ENTRANCE

UPVc door to

HALLWAY

Radiator

LIVING ROOM 4.7M X 3.4M (15'5" X 11'2")

Bay window, gas fire with timber and marble surround, two radiators, French doors

DINING ROOM 3.4M X 2.7M (11'2" X 8'10")

Radiator, French doors to rear garden

BREAKFAST KITCHEN 4.5M X 3.6M (14'9" X 11'10")

Comprising fitted wall and base units incorporating 1½ stainless steel sink unit and drainer, stainless steel sink unit and drainer, tiled splashbacks, Hotpoint double electric oven, four ring gas hob with extractor over, Hotpoint integral dishwasher, radiator, under stairs storage, space for appliances

OFFICE 3.1M X 3.0M (10'2" X 9'10")

L shaped room, two radiators

UTILITY ROOM 1.9M X 1.7M (6'3" X 5'7")

Comprising fitted wall and base units incorporating stainless steel sink unit and drainer, tiled splashbacks, radiator, space and plumbing for appliances, UPVc door to side

CLOAKROOM

Champagne coloured suite comprising W.C, hand basin, radiator, part tiled walls

FIRST FLOOR

LANDING

Radiator, access to loft and airing cupboard

BEDROOM 3.5M X 3.3M (11'6" X 10'10")

Built in double wardrobe, radiator



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ENSUITE

White suite comprising W.C, hand basin, shower cubicle, heated towel rail, tiled walls

BEDROOM 3.7M X 2.7M (12'2" X 8'10")

Built in double wardrobe, radiator

BEDROOM 2.8M X 2.7M (9'2" X 8'10")

Built in double wardrobe, radiator

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

Radiator

BATHROOM

White suite comprising W.C, hand basin, bath with shower over, heated towel rail, tiled walls

OUTSIDE

The property is approached via a tarmac drive with parking leading to the attached garage (5.1m x 3.6m) with electric roller door and pedestrian door to side. Adjacent to the drive is a low maintenance garden with a path leading to the front door. The rear garden can be accessed via a pedestrian path to the rear of the garage and comprises patio, raised stone area and flower borders.

COUNCIL TAX

BAND E £2389.62 (2019/2020)

(Herefordshire Council 01432 260000)

TENURE

We understand that the property is freehold and offered with vacant possession upon completion

SERVICES

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

VIEWING

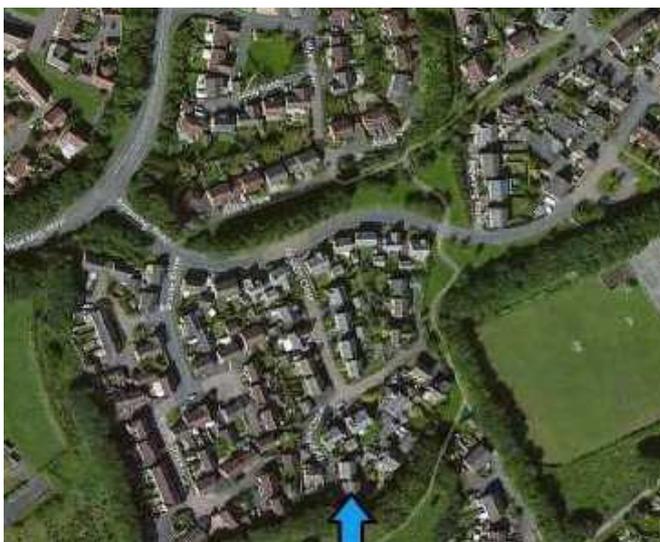
Strictly by appointment with the sole agents Pughs. Tel. 01531 631122

Out of office hours 07836 320330 James Pugh

ANTI MONEY LAUNDERING REGULATIONS

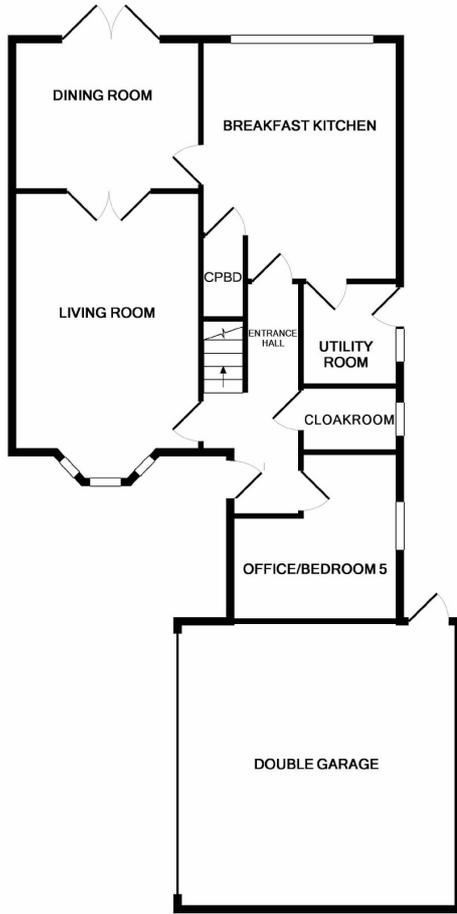
To comply with anti money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale

LOCATION MAP

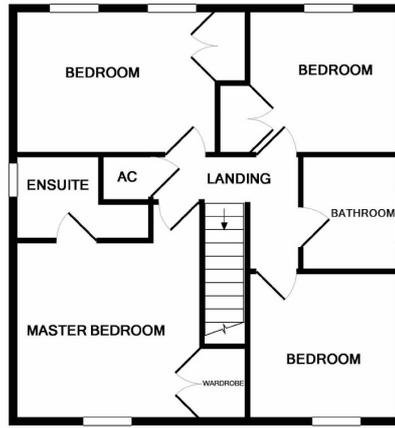


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FLOOR PLAN



GROUND FLOOR
APPROX. FLOOR
AREA 957 SQ.FT.
(88.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 564 SQ.FT.
(52.4 SQ.M.)

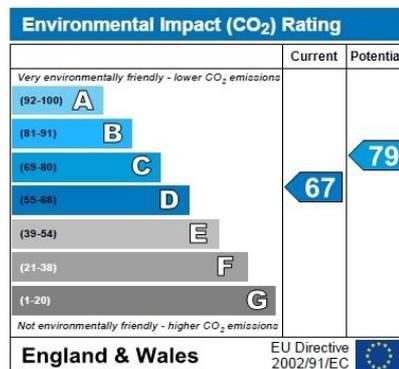
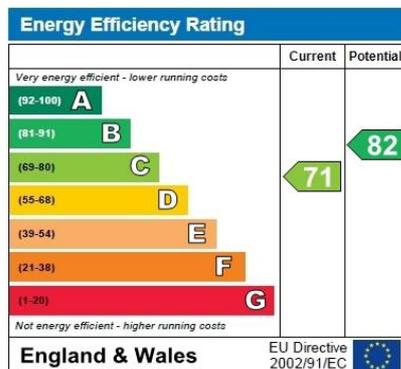


TOTAL APPROX. FLOOR AREA 1520 SQ.FT. (141.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS

From the Homebase roundabout on the Ledbury Bypass take the turning into New Mills Way. Take the first turning on the right into Browning Road. Take the second turning on the right into Farjeon Close, continue to the top of the road then turn right and immediately left and the property can be found straight in front.



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.

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