



66, Mercia Road

BALDOCK,
Hertfordshire, SG7 6RZ
£1,775 pcm

country
properties

A three bedroom semi detached property located on the popular Clothall Common development. Comprising of entrance hall, lounge, kitchen/diner, family bathroom, three bedrooms, front and rear gardens, garage and off road parking. The property will have new carpets and redecorated throughout prior to a tenancy commencing. Available 1st September. Pets considered. EPC rating C. Council Tax Band D. Holding fee £409.62. Deposit £2,048.08.

- Three Bedroom Semi Detached Home
- New Carpets and Redecorated
- EPC Rating C
- Council Tax Band D
- Holding Fee £409.62
- Deposit £2,048.08

Front Garden

Laid to lawn. Driveway. Wooden gate leading to rear garden. Pathway leading to UPVC double glazed front door.

Entrance Hall

Wooden flooring. Wooden skirting boards. Stairs rising to first floor. Heating control panel. Fuse box. UPVC double glazed obscured window to front aspect.

Lounge

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. Telephone socket. Virgin media box.

Kitchen

Vinyl flooring. Wooden skirting boards. Two UPVC double glazed windows to rear aspect. UPVC double glazed door to rear garden. Wall and base units with work surfaces over. Ceramic sink and drainer. Freestanding cookmaster oven and hob with extractor over. Built in dishwasher. Freestanding washing machine. Built in fridge. Built in freezer. Wooden door to under stairs cupboard.

Stairs and Landing

Carpeted. Wooden skirting boards. UPVC double glazed obscured window to side aspect. Loft hatch (Not To Be Used). Wooden door to airing cupboard housing boiler.

Bathroom

Vinyl flooring. Wooden skirting boards. Wash hand basin with vanity unit. Low level WC. Bath with shower over. UPVC double glazed obscured window to front aspect. Wall mounted heated towel radiator.

Bedroom One

Wooden flooring. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. Built in wardrobes.

Bedroom Two

Wooden flooring. Wooden skirting boards. UPVC double glazed window to rear aspect,



Bedroom Three

Wooden flooring. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect.

Rear Garden

Wooden gate to front. Pathway leading to rear garden. Patio area. Mainly laid to lawn. Fully enclosed with wooden fencing. Outside tap. Outside light.

Garage

Up and over door. Power and light.

Agency Fees

Permitted Tenant payments are:-

Holding deposit per tenancy – One week's rent

Security deposit per tenancy – Five week's rent

Unpaid rent – charged at 3% above Bank of England base rate from rent due date until paid in order to pursue non-payment of rent. Not to be levied until the rent is more than 14 days in arrears. Lost keys or other security devices – tenants are liable to the actual cost of replacing any lost keys or other security devices. If the loss results in locks needing to be changed, the actual cost of a locksmith, new locks and replacement keys for the tenants, the landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15.00 per hour (inc. VAT) for the time taken replacing lost keys or other security devices/

Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

Change of sharer at the tenant's request – £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

Early termination of tenancy at tenant's request – Should the tenant wish to terminated their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start of date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Redman Stewart Ltd T/A Country Properties are members of The Property Ombudsman (TPO) Redress Scheme. Membership number D00609. Redman Stewart Ltd T/A Country Properties are part of a Client Money Protection Scheme with Propertymark. Membership number C0016528.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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