



64, High Street

ASHWELL,
Hertfordshire, SG7 5NR
£2,250 pcm

country
properties

We are pleased to offer to let this detached Victorian property centrally situated in the popular village of Ashwell, which benefits from a range of amenities including school, local church, village shop and public houses. Accommodation briefly comprises two/three reception rooms including a stunning feature inglenook fireplace, cellar, kitchen/breakfast room, study/bedroom 4 and three bedrooms on the first floor with En-suite to the master. Available immediately. Pets considered. EPC Rating D. Council Tax Band F. Holding Fee £519.23. Deposit £2,596.15.

- Sought After Village Location
- EPC Rating D
- Holding Fee £519.23
- Three Bedroom Family Home
- Council Tax Band F
- Deposit £2,596.15



Wooden Front Door into:-

Entrance Hall

Step down. Wooden flooring. Wooden skirting boards.

Reception Room One

17' 00" x 13' 11" (5.18m x 4.24m)
Wooden flooring. Wooden skirting boards. Two radiators. Two wooden sash style windows with secondary glazing to the front aspect. Wooden window to rear aspect. Open fire place. Wooden door leading doe to cellar.

Study/Bedroom Four

12' 05" x 9' 05" (3.78m x 2.87m)
Carpeted. Wooden skirting boards. Wooden double doors onto the rear garden. Radiator. Fitted shelving. Smoke alarm. Freestanding wardrobe. Telephone socket.

Dining Room

Wooden flooring. Wooden skirting boards. Radiator. Wooden sash style window with secondary glazing to front aspect. Telephone socket. Stairs rising to first floor. Wooden door opening into storage area.

Cellar

Large storage areas with stairs to the ground floor and to window.

Kitchen

14' 02" x 11' 02" (4.32m x 3.40m)
Tiled flooring. Wooden skirting boards. Radiator. Wall and base units with work surfaces over. Stainless steel sink and drainer. Freestanding oven and hob with extractor over. Freestanding fridge. Freestanding washing machine. Freestanding dishwasher. Wooden window to rear aspect. Wooden sash window to side aspect. Double wooden doors opening into storage area with fitted shelves, fuse box and electric meter. Wooden sash style window to front aspect. Smoke alarm. Loft hatch (Not To Be Used). Carbon monoxide alarm.

Boot Room

5' 04" x 5' 04" (1.63m x 1.63m)
Brick flooring. Wooden skirting boards. Wooden door to rear garden. Wooden window to rear aspect. Wall mounted fuse box. Freestanding fridge/freezer.

Stairs and Landing

14' 01" x 10' 09" (4.29m x 3.28m)
Carpeted. Wooden skirting boards. Window with secondary glazing to rear aspect. Wooden sash style window with secondary glazing to front aspect. Radiator. Dressing table with chairs. Built in wardrobes with desk space. Telephone socket. Smoke alarm.

Bedroom One

14' 02" NT x 12' 01" x 9' 09" (4.32m NT x 3.68m x 2.97m)
Carpeted. Wooden skirting boards. Wooden sash style window with secondary glazing to front aspect. Window with secondary glazing to rear aspect. Radiator. Double wooden doors opening into built in wardrobe space with hanging rail. Wooden door opening into built in wardrobe with fitted shelving.



En-Suite

Vinyl flooring. Wooden skirting boards. Radiator. Wooden velux window. Low level WC. Shower with enclosure. Wash hand basin with vanity unit. Shaver socket. Wall mounted extractor fan. Wooden doors opening into eaves storage.

Bedroom Two

15' 05" x 9' 05" (4.70m x 2.87m)

Wooden flooring. Wooden skirting boards. Radiator. Double wooden doors. Wooden window with secondary glazing. Bed and mattress. Two bedside tables. Freestanding wardrobe. Chest of draws.

Bathroom

6' 07" x 6' 05" (2.01m x 1.96m)

Vinyl flooring. Wooden skirting boards. Wooden sky light. Radiator. Low level WC. Wash hand basin. Bath with shower over. Ceiling mounted extractor fan. White plastic shaver socket.

Bedroom Three

13' 11" NT x 9' 00" x 6' 07" NT x 4' 04" (4.24m NT x 2.74m x 2.01m NT x 1.32m)

Carpeted. Wooden skirting boards. Wooden sash style window with secondary glazing to front aspect. Radiator. Loft hatch (Not To Be Used). Wooden door opening into built in wardrobe with hanging rail. Wooden door opening into airing cupboard housing hot water tank and associated pipe work.

Rear Garden

Mainly laid to lawn. Pathway leading around the entire garden. Mature plants. Pathway leading to wooden gate. Outside light. Undercover patio area. Additional outside light. Electrical socket. Outside tap. Wall mounted washing line.



Garage

Up and over door. Personnel door to the rear.
Personnel to the front. Concrete flooring. Power and light. Fitted shelving.

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.

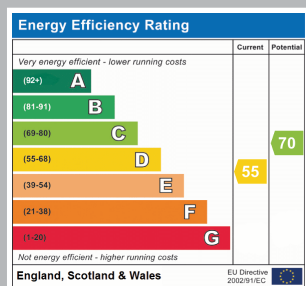
Change of sharer at the tenant's request – £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

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.

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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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