



## 6, The Tannery

Buntingford,  
Hertfordshire, SG9 9AR  
£1,195 pcm

country  
properties



A first floor two bedroom maisonette within a short walk of all local amenities comprising of entrance hall, lounge, kitchen, two bedrooms, bathroom, garage en-bloc and rear garden. Pets considered. Available immediately. Council Tax Band B. EPC rating E. Holding fee £ 275.77. Deposit £1,378.85.

- Two Bedroom Maisonette
- Walking Distance of Amenities
- EPC Rating E
- Council Tax Band B
- Holding Fee £275.77
- Deposit £1,378.85

Block paving with step up to UPVC double glazed front door.

### Entrance Hall

Coir mat. Carpeted. Stairs rising to first floor. Double wooden doors opening into storage cupboard with fitted shelving. Smoke alarm. wooden skirting board.

### Stairs and Landing

Carpeted. Wooden skirting boards. Loft hatch (Not To Be Used). Smoke alarm.

### Lounge

15' 00" x 14' 05" NT x 11' 00" (4.57m x 4.39m NT x 3.35m) Carpeted. Wooden skirting boards. UPVC double glazed window to front aspect. Wall mounted electric heater.

### Kitchen

11' 08" x 7' 01" (3.56m x 2.16m)  
Wooden flooring. UPVC double glazed window to front aspect. Wall and base units with work surfaces over. Stainless steel sink and drainer. Free standing oven and hob with extractor over. Freestanding washing machine (gifted). Freestanding fridge/freezer. Breakfast bar area. Inset ceiling spot lights.

### Bedroom One

11' 01" x 9' 10" (3.38m x 3.00m)  
Carpeted. Wooden skirting boards. UPVC double glazed window to rear aspect. Wall mounted electric heater.

### Bedroom Two

10' 02" NT x 7' 05" x 6' 06" NT x 3' 05" (3.10m NT x 2.26m x 1.98m NT x 1.04m)  
Carpeted. Wooden skirting boards. UPVC double glazed window to rear aspect. Wall mounted electric heater. Wooden door opening into airing cupboard housing hot water tank and controls and fitted shelving.

### Bathroom

7' 00" x 6' 04" (2.13m x 1.93m)  
Wooden flooring. Low level WC. Wash hand basin. Bath with electric shower over. Wall mounted extractor fan. Wall mounted heated towel radiator.



## Rear Garden

Situated round the back of the maisonette. Patio area. Laid to lawn. Mature shrubs and trees.

## Garage

Garage en-bloc.

## 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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