



Lower Heath Farm

The Old Stables, Therfield Road, Odsey, Baldock,
Hertfordshire, SG7 6SE

£2,495 pcm

country
properties

Rarely available is this beautifully presented four bedroom barn conversion located on a working farm overlooking stunning countryside views. Comprising of driveway with off road parking for several cars, bi folding doors leading into a very versatile family room and the added benefit of a wood burner, utility room, four bedrooms, en-suite, family bathroom and mezzanine. Benefitting from underfloor heating. Available now. EPC rating C. Council tax band G. Sorry no pets are permitted.

- Barn Conversion
- Four Bedrooms
- Mezzanine
- Available Immediately
- Council Tax Band G
- EPC Rating C

Front Garden

Gravel driveway leading to off road parking for several cars. Large wooden storage shed. Mature trees. Large patio area. Outside tap. Outside lights. Soil borders with plants and shrubs. Wooden wood shed. Bi-folding doors into:

Kitchen/Lounge/Diner

Tiled flooring. Wooden skirting boards. Stairs rising to mezzanine. Wooden windows to front aspect. Wooden window to rear aspect. Ceiling beams. Wood burner. Two heating control thermostats. TV aerial point. Smoke alarm. Base units with work surface over. Island. Ceramic one and a half bowl sink. Freestanding fridge/freezer. Freestanding range cooker extractor over. Built in dishwasher. Smoke alarm. Wooden doors into:

Utility Room

Vinyl flooring. Base units with work surface over. Ceramic sink. Three fuse boxes. Wooden Velux window. Ceiling beams. Freestanding washing machine. Heating control thermostat.

Bedroom One

14' 0" x 13' 0" (4.27m x 3.96m) Carpeted. Wooden skirting boards. Ceiling beams. Wooden window to front aspect. Built in wardrobes. TV aerial point. Smoke alarm. Wooden door into:

En-Suite

10' 04" x 7' 07" (3.15m x 2.31m) Tiled flooring. Wooden skirting boards. Wooden window to rear aspect. Wash hand basin. WC. Bath. Shower. Wooden Velux window. Wall mounted extractor fan. Ceiling beams. Shaver socket.

Hallway

Carpeted. Wooden skirting boards. Heating control thermostat. Smoke alarm. Wooden doors to all rooms:

Bedroom Four

10' 11" x 8' 07" (3.33m x 2.62m) Carpeted. Wooden skirting boards. Wooden window to front aspect. TV aerial socket. Heating control thermostat. Wooden door to storage cupboard with shelving.

Bedroom Three

11' 11" x 10' 11" (3.63m x 3.33m) Carpeted. Wooden skirting boards. Wooden window to front. TV aerial socket.



Bedroom Two

12' 04" NT x 8' 11" x 11' 04" NT x 7' 11" (3.76m NT x 2.72m x 3.45m NT x 2.41m) Carpeted. Wooden skirting boards. Wooden window to rear aspect. TV aerial socket. Heating control thermostat.

Family Bathroom

11' 07" x 7' 10" (3.53m x 2.39m) Tiled flooring. Wooden skirting boards. Wooden window to rear aspect. WC. Shower. Bath. Wash hand basin with vanity unit under. Shaver socket. Wall mounted mirror with pull light over. Wall mounted extractor fan.

Stairs Rising to Mezzanine

Carpeted. Wooden skirting boards.

Mezzanine

24' 05" x 22' 09" (7.44m x 6.93m) Carpeted. Wooden skirting boards. Ceiling beams. TV aerial socket. Velux window. Large window.

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/

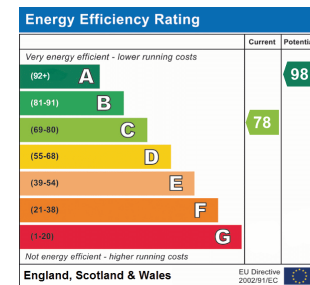
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

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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Viewing by appointment only

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