



# 20, Iredale View

Baldock,  
Herts. SG7 6TR  
£1,475 pcm

country  
properties

A two bedroom house comprising of entrance hall, cloakroom, kitchen, lounge, conservatory, two bedrooms, family bathroom, garage and garden. One small pet considered. Available late January. Council Tax Band C. EPC Rating D. Google maps advise that the train station is 0.7 miles and a 15 minute walk from the property. Holding Fee £340.38. Deposit £1,701.92.

- Two Bedrooms
- Garage
- Council Tax Band C
- EPC Rating D
- Holding Fee £340.38
- Deposit £1,701.92

## Front

Mainly gravel. Pathway to side garden. Outside light (not tested). Wooden door to external storage cupboard housing gas and electric meter. Fuse box. Power. Wooden porch over front door.

## Entrance Hall

Wooden flooring. Wooden skirting boards. Radiator. Wooden door to storage cupboard with shelving. Wooden door into:

## Cloakroom

5' 07" x 2' 05" (1.70m x 0.74m) Wooden flooring. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. Low level WC. Wall mounted wash hand basin. Wall mounted wooden cupboard. Wall mounted mirror.

## Kitchen

11' 03" x 8' 0" (3.43m x 2.44m) Wooden flooring. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. Wall and base units with work surface over. Stainless steel sink and drainer. Freestanding washing machine. Freestanding dishwasher. Freestanding fridge/freezer. Built in oven and hob with extractor over. Wall mounted gas boiler. CO alarm.

## Lounge

15' 08" NT x 14' 01" x 13' 11" (4.78m NT x 4.29m x 4.24m) Wooden flooring. Wooden skirting boards. Two radiators. Smoke alarm. Point for portable air conditioning unit. Spiral staircase rising to first floor. Ceiling mounted fan. TV aerial point. Telephone socket. Wooden window to side aspect. Wooden window to rear aspect. Wooden door to:

## Conservatory

13' 02" x 5' 04" (4.01m x 1.63m) Tiled flooring. Radiator. UPVC sliding doors to rear garden.

## Stairs and Landing

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

## Bedroom Two

13' 09" x 7' 03" (4.19m x 2.21m) Carpeted. Wooden skirting boards. UPVC double glazed window to front aspect. Two UPVC double glazed windows to side aspect. NTL box.

## Bathroom

6' 01" x 5' 05" (1.85m x 1.65m) Tiled flooring. Wooden skirting boards. Radiator. Wash hand basin with unit under. Low level WC. Bath with jets (not useable) with shower attachment and shower over. UPVC double glazed obscured window to side aspect. Large built in cupboard housing hot water tank.

## Bedroom One

13' 11" x 8' 02" (4.24m x 2.49m) Carpeted. Wooden skirting boards. Radiator. Two UPVC double glazed windows to rear aspect.



## Side Garden

Metal gate leading to front. Wooden gate leading to rear garden. Outside light (not tested). Satellite dish.

## Rear Garden

Mainly laid to lawn. Patio area. Borders with shrubs and plants. Outside lights (not tested).. Gravel area. Gate leading to side garden. Personnel door into garage. Outside tap.

## Garage

Up and over door. Personnel door. Concrete flooring. Wooden ceiling beams Power and light. Fuse box. Wooden 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(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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