



7, Kings Mount
Baldock,
Hertfordshire, SG7 6FP
£2,000 pcm

country
properties

Rarely available for rent a very well presented three bedroom detached house with South Westerly facing rear garden. Benefiting from front garden, entrance hall, cloakroom, kitchen/diner, lounge, three bedrooms, en-suite, family bathroom, rear garden, garage and driveway. Within close proximity of Baldock high street, local school and train station. Available early March. One small pet considered. Council tax band E. EPC rating C. Holding Fee £461.54. Deposit £2,307.69.

- One Small Pet Considered
- EPC Rating C
- Council Tax Band E
- Three Bedroom Detached
- Holding Fee £461.54
- Deposit £2,307.69

Entrance Hall

UPVC double glazed door. Carpeted. Wooden skirting boards. Smoke alarm. Radiator. Alarm control panel. Stairs rising to first floor. Wooden door to storage area housing alarm panel. Wooden door to understairs storage cupboard.

Cloakroom

Tiled flooring. Wooden skirting boards. Radiator. Wash hand basin. Low level WC. Ceiling mounted extractor fan.

Kitchen/Diner

Tiled flooring. Wooden skirting boards. Radiator. Wall and base units with work surface over. Stainless steel sink 1 1/2 bowl and drainer. Built in fridge/freezer. Built in washing machine. Built in dish washer. Built in oven, grill and hob with extractor over. UPVC double glazed window to front aspect. UPVC double glazed patio doors to rear garden. UPVC double glazed window to side aspect. Telephone socket. TV aerial point.

Lounge

Carpeted. Wooden skirting boards. Three Radiators. UPVC double glazed window to front aspect. UPVC double glazed patio doors to rear garden. Two telephone sockets. TV aerial point.

Stairs and Landing

Carpeted. Wooden skirting boards. UPVC double glazed window to rear aspect. Smoke alarm. Loft hatch (Not To Be Used). Wooden door to airing cupboard housing hot water tank with shelving.

Bedroom One

Carpeted. Wooden skirting boards. UPVC double glazed window to front aspect. Radiator. TV aerial point. Telephone socket. Built in wardrobe with mirrored sliding doors, hanging rail and shelf. Wooden sliding door to:-

En-suite

Tiled flooring. UPVC double glazed obscured window to rear aspect. Wall mounted heated towel radiator. Ceiling mounted extractor fan. Shaver socket. Low level WC. Wash hand basin. Shower cubicle.

Bedroom Three

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. TV aerial point. Telephone socket.



Bedroom Two

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. Telephone socket. TV aerial point. Built in wardrobe with mirrored sliding doors, hanging rail and shelf.

Bathroom

Tiled flooring. UPVC double glazed obscured window to rear aspect. Wash hand basin. Low level WC. Bath with shower over. Ceiling mounted extractor fan. Shaver socket with light. Wall mounted heated towel radiator.

Rear Garden

Mainly laid to lawn. Patio area. Outside tap. Two wooden storage sheds. Soil borders with shrubs and trees. Outside lights. Wooden gate for side access.

Garage

Electric door. Personnel door to rear of property. Concrete floor. Power and light.

Agency Fees

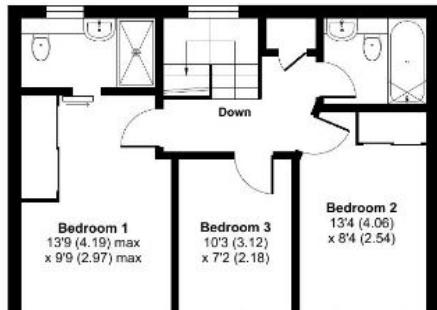
Permitted Tenant payments are:-
Holding deposit per tenancy – One week's rent
Security deposit per tenancy – Five week's rent
Unpaid rent – charged at 3% above Bank of England base rate from rent due date until paid in order to pursue non-payment of rent. Not to be levied until the rent is more than 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 terminate 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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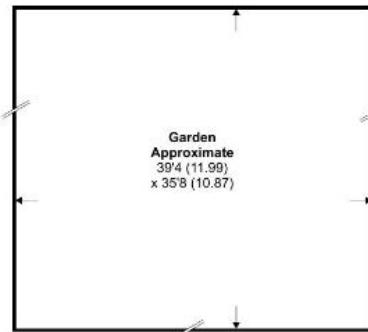
Kings Mount, Baldock, SG7

Approximate Area = 1164 sq ft / 108 sq m (includes garage)

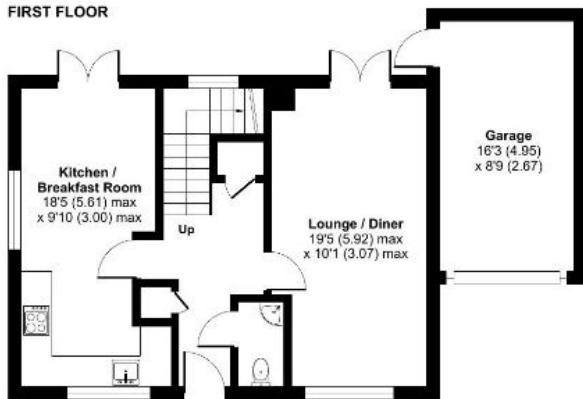
For identification only - Not to scale



FIRST FLOOR



Garden
Approximate
39'4 (11.99)
x 35'8 (10.87)



GROUND FLOOR

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 89 |
| (81-91) | B | | |
| (69-80) | C | | 78 |
| (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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www.country-properties.co.uk

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