



6, Swan Street

Ashwell,
Hertfordshire, SG7 5NX
£1,750 pcm

country
properties

A 3 bedroom link detached cottage in the sought after village of Ashwell. This property comprises of kitchen, utility area, downstairs shower room with WC, lounge, dining room, conservatory, three bedrooms, family bathroom and garden. Available immediately. EPC Rating E. Council Tax Band E.

- Ground Floor Shower Room
- 3 Good Size Bedrooms on First Floor
- Courtyard Garden with decked area
- Available Immediately
- Council Tax Band E
- EPC Rating E

Ground Floor

Stable door to:

Kitchen

11' 10" x 11' 10" (3.61m x 3.61m)

Part glazed stable door to front aspect, window to front aspect, base units with solid wood work surfaces over. Inset sink with drainer, ceramic tiled splash backs, space for washing machine, space for dishwasher, gas fired Rayburn stove providing gas central heating & hot water, pantry cupboard, slope & archway to utility area & cloakroom.

Utility Area

Window to front aspect, storage area.

Shower/W.C

Tiled floor & walls, power shower, wash hand basin & W.C, double glazed window to front aspect, extractor fan.

Lounge

16' 3" x 11' 8" (4.95m x 3.56m)

2 windows and glazed multi panel door to front aspect, radiator, painted pine floorboards, feature fireplace, stairs to first floor with cupboard below.

Dining Room/Bedroom 4

11' 11" x 10' 9" (3.63m x 3.28m)

Brick chimney breast with open fireplace & copper canopy, radiator, pine floorboards, French doors to conservatory.

Conservatory

9' 6" x 9' 0" (2.90m x 2.74m)

Brick base with timber frame, double doors to front aspect, pine floorboards. Power & light.

First Floor

Landing

Airing cupboard housing lagged hot water tank & immersion heater, doors to:-

Bedroom 1

12' 0" x 10' 7" (3.66m x 3.23m)

Window to front aspect, radiator, recessed double wardrobe.

Bedroom 2

12' 0" x 10' 1" (3.66m x 3.07m)

Dual aspect with windows to front and side, radiator, built in wardrobes.



Bedroom 3

8' 9" x 7' 10" (2.67m x 2.39m)

Radiator, window to front aspect.

Bathroom

White suite comprising panelled corner bath with mixer taps & shower attachment, radiator, pedestal basin & W.C, window to front aspect, extensive ceramic tiling, access to loft space.

External

Garden

Block paved courtyard garden with decked seating area.

Vehicular right of way across frontage of No. 8.

Under cover storage area with gas meter box & log store.

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+)	A	
(81-91)	B	86
(69-80)	C	
(55-68)	D	
(39-54)	E	46
(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

Viewing by appointment only

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