



16, Thurnall Close

Baldock,
Hertfordshire, SG7 6DP
£1,740 pcm

country
properties

A three bedroom end of terrace property located within walking distance of the Town Centre, Train Station and all local amenities. Comprising of entrance hall, kitchen/diner, lounge/diner, family bathroom, rear garden, front garden offering off road parking for at least two cars and garage en-bloc. Available early December. EPC Rating D. Council tax band C. Holding Fee £401.54. Deposit £2,007.69.

- Garage & off road parking
- Three bedrooms
- EPC Rating D
- Council tax band C
- Holding Fee £401.54
- Deposit £2,007.69

Ground Floor

Front Garden

Block paved with parking for 2 cars. Pathway leading to front door. uPVC double glazed front door.

Entrance

Solid oak flooring. Wooden skirting boards. Stairs rising to first floor. Wall mounted heated towel radiator. Smoke alarm. Under stairs storage cupboards.

Lounge/Diner

10' 07" narrowing to 7'9" x 26' 10" (3.23m x 8.18m) Solid oak flooring. Wooden skirting boards. uPVC double glazed window to front. uPVC double glazed patio doors to rear garden. Radiator x2.

Kitchen/Diner

24' 04" narrowing to 8'05" x 5' 06" (7.42m x 1.68m) Tiled flooring. Wooden skirting boards. Radiator. uPVC double glazed window to side x2. uPVC double glazed door to rear garden. Wall and base units with work surfaces over. Stainless steel sink and drainer. Built in gas hob with extractor over. Built in electric oven and grill. Freestanding fridge freezer, washing machine, tumble dryer and dishwasher.

First Floor

Stairs and Landing

Carpeted. Wooden skirting boards. Loft hatch (not to be used). Smoke alarm. Wooden doors to all rooms.

Bedroom Three

9' 01" x 8' 0" (2.77m x 2.44m) narrowing to 4' 04" x 4' 08" (1.32m x 1.42m) Carpeted. Wooden skirting boards. uPVC double glazed window to front. Radiator. Wooden door to storage cupboard.

Bedroom Two

13' 10" x 8' 05" (4.22m x 2.57m) Carpeted. Wooden skirting boards. uPVC double glazed window to front. Free standing wardrobe.

Bedroom One

12' 07" x 9' 08" (3.84m x 2.95m) Carpeted. Wooden skirting boards. uPVC double glazed window to rear. Freestanding wardrobe.



Bathroom

9' 04" x 6' 07" (2.84m x 2.01m) Tiled flooring. Wooden skirting boards. uPVC double glazed obscured window to rear. Low level WC. Wash hand basin with vanity unit. Bath. Shower enclosure. Wall mounted heated towel radiator.

Outside

Rear Garden

Laid to lawn. Decking area. Wooden gate to rear access. Outside tap. Outside light. Wooden door to brick built storage.

Garage

Up and over door. Power and light.

Agency Fees

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		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(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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