



Meadow View, Scarp Close

Plot 2, Ashwell Street, Ashwell,
Hertfordshire, SG7 5QR
£4,000 pcm

country
properties

A newly constructed 3/4 bedroom detached executive home set in a plot of approx. 2/3rds of an acre with stunning views over open countryside. The property is finished to a high specification throughout. Externally the property offers a large side & rear garden with private roof terrace benefitting from beautiful village views, sunken patio seating area and a further timber decked seating area to the rear, electric gates from the large driveway and EV charging. Gardener is included within the monthly rental payment. Available Immediately. EPC Rating B. Council Tax Band H. Holding Fee £923.08. Deposit £4,612.38. Sorry pets are not permitted.

- 3 Double bedrooms – 2 en-suite's and dressing room to master
- Council Tax Band H
- Holding Fee £923.08
- Underfloor heating throughout via environmentally friendly Air Source Heat Pump
- EPC Rating B
- Deposit £4,612.38



Accommodation & Specification

Kitchen/Diner

19' 3" x 17' 7" (5.87m x 5.36m)

- Fitted designer handleless Zola kitchen in Soft-Matte Light Grey and Graphite with Aluminium trim
- Soft close kitchen cupboard doors and draws
- LED energy efficient ceiling down lighters
- LED under wall kitchen unit lighting and kick board lighting on separate switch
- Carrea Misterio 20mm Quartz worksurfaces and upstand
- Integrated appliances: Quooker hot tap, fridge/freezer, dishwasher, washer dryer and wine cooler (all energy A rated)
- Built in stainless steel Neff electric fan oven, Neff Combi and Neff warming draw with Neff induction hob and extractor hood
- Designer Porcelanosa 1200 x 1200 tiled flooring
- Glass sliding doors to living room
- Door to external roof terrace
- 'Secret' kitchen utility room
- Vaulted ceiling

Lounge

17' 7" x 16' 7" (5.36m x 5.05m)

- Full height glazing to side overlooking garden
- Designer Porcelanosa 1200 x 1200 tiled flooring
- Double French doors with full height glazing leading to decking to rear
- Vaulted ceiling

Study/Bedroom Four

8' 0" x 7' 10" (2.44m x 2.39m)

- Underfloor heating
- Door to sunken patio courtyard

Principal Bedroom

15' 1" x 10' 10" (4.60m x 3.30m)

- Carpet flooring
- Underfloor heating
- En-suite bathroom
- Dressing room
- Door to sunken patio courtyard

Bedroom Two

12' 11" x 9' 6" (3.94m x 2.90m)

- Carpet flooring
- Under floor heating
- En-suite
- Door to sunken patio courtyard

Bedroom Three

12' 11" x 9' 6" (3.94m x 2.90m)

- Carpet flooring
- Under floor heating
- En-suite
- Door to sunken patio courtyard

Bathroom, Cloakroom & En-suite Specifications

- White sanitary ware
- Chrome taps
- Bath & separate shower cubicle with rain dancer shower head
- Mirror light with shaver socket
- Fully tiled wall
- Chrome heated towel rail
- LED ceiling down lighters
- Porcelanosa tiles floors
- En-suite to Principal bedroom with integrated bath



External

- Side and rear gardens approx. 2/3rds of an acre in size
- Attractive paved paths and sunken courtyard patio
- Patio roof terrace from kitchen
- Timber decked area at rear of lounge
- External lighting to front entrance and patio
- Private gravel driveway providing off road parking for various vehicles enclosed via electronic gate
- EV charging points
- Planning permission for double garage
- Stunning village views



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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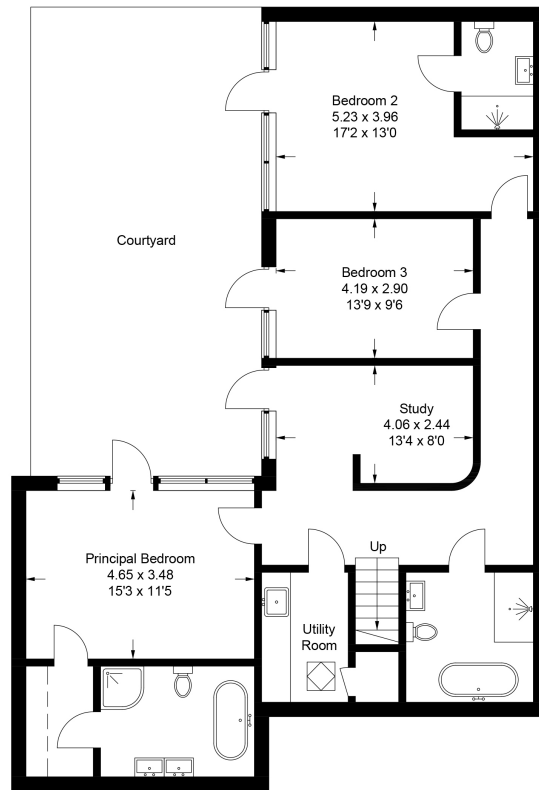




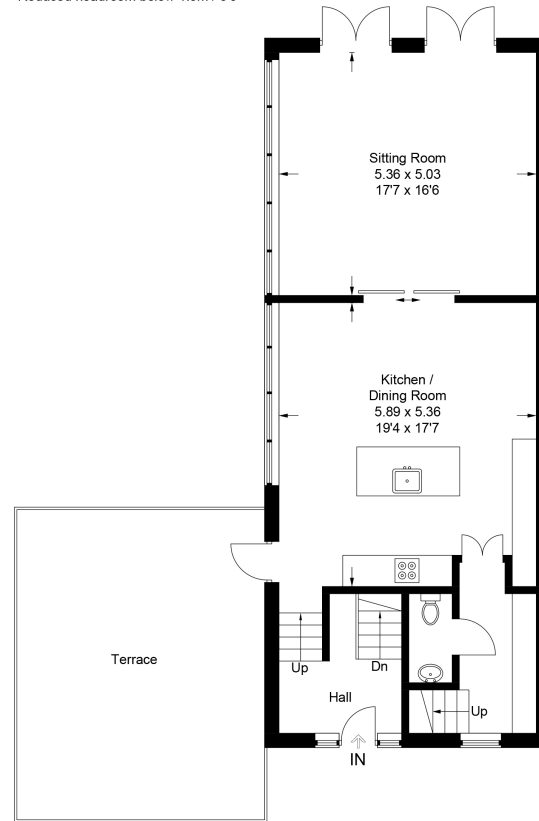
Approximate Gross Internal Area
 Lower Ground Floor = 106.5 sq m / 1,146 sq ft
 Ground Floor = 76.4 sq m / 822 sq ft
 First Floor = 11.0 sq m / 118 sq ft
 Total = 193.9 sq m / 2,086 sq ft



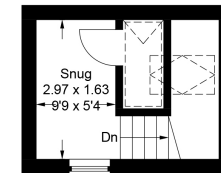
= Reduced headroom below 1.5m / 5'0"



Lower Ground Floor

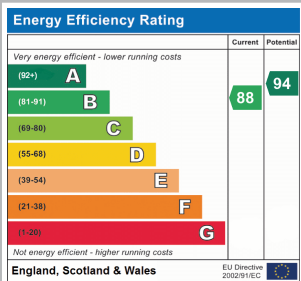


Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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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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