



# 9, South Road

Baldock,  
Hertfordshire, SG7 6BY  
£1,400 pcm

country  
properties



An extended two bedroom property comprising of entrance hall, lounge, kitchen/diner, bathroom, two bedrooms and approximate 100ft rear garden with a studio. Council Tax Band B. EPC Rating C. Available mid December. One small pet considered. Holding fee £323.08. Deposit £1,615.38.

- Two Bedroom House
- One Small Pet Considered
- Council Tax Band B
- EPC Rating C
- Holding Fee £323.08
- Deposit £1,615.38

### Entrance Hall

Tiled flooring. Radiator. UPVC double glazed window to front aspect. Fuse box. Wooden door into:

### Lounge

10' 03" x 10' 10" (3.12m x 3.30m) Vinyl flooring. Wooden skirting boards. UPVC double glazed window to front aspect. Multi fuel burner. Two fitted chairs.

### Utility Room

Vinyl flooring. Wooden skirting boards. Freestanding Washing machine (gifted). Freestanding tumble dryer (gifted).

### Bathroom

6' 05" x 5' 10" (1.96m x 1.78m) Vinyl flooring. Wooden skirting boards. Low level WC. Wash hand basin. Bath with shower over. UPVC double glazed obscured window to rear aspect. Built in cupboard with shelves. Wall mounted extractor fan. Wall mounted heated towel radiator.

### Kitchen/Diner

18' 06" x 11' 08" widest point (5.64m x 3.56m widest point) Vinyl flooring. Wooden skirting boards. Radiator. Wall and base units with work surfaces over. Stainless steel sink. Built in oven, grill and hob with extractor over. Built in dishwasher. Built in fridge/freezer. UPVC double glazed patio door to rear. Skylight.

Dining Area - vinyl flooring. Wooden skirting boards. Radiator. Stairs rising to first floor. Dining room table with fitted benching and wooden door to:

### Stairs and Landing

Carpeted. Wooden skirting boards. Loft hatch (Not to be used).

### Bedroom One

10' 03" x 10' 10" NT x 8' 10" (3.12m x 3.30m NT x 2.69m) Wooden flooring. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. Built in fitted wardrobe. Double wooden doors to cupboard housing boiler.

### Bedroom Two

8' 00" x 9' 02" (2.44m x 2.79m) Wooden flooring. Wooden skirting boards. Two UPVC double glazed windows to rear aspect.





## Rear Garden

Mainly laid to lawn. Patio area. Shrubs and plants. Mature trees. Wooden shed. Greenhouse. Gravel area. Studio with power and light. Internet connection, Fitted shelving. Outside back door. Shared access with neighbouring properties. Outside tap. Wooden gate into rear garden.

## 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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Viewing by appointment only

Country Properties | 39, High Street | SG7 6BG

T: 01462 895061 | E: baldock@country-properties.co.uk

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