



16 Huntsman Close, Puckeridge SG11 1US

£1,795 Per Month

RARELY AVAILABLE Superb family detached house presented in immaculate decorative order throughout. Accommodation comprises hallway, cloakroom, excellent kitchen with white goods, spacious living room open to double-glazed conservatory with bi fold doors, 3 bedrooms, attractive en-suite shower room and family bathroom. The property benefits from gas central heating to radiators, double glazing, driveway parking for 2 cars, and a secluded rear garden with two sheds. The development is situated within walking distance of the village amenities including pubs, hairdressers and pharmacy, St Thomas's RC Primary School and Roger De Clare (C of E) JMI school and nursery, Ralph Sadleir Middle School and the Health Centre. NO PETS











NOTES TO POTENTIAL TENANTS

SERVICES

GAS CENTRAL HEATING, MAINS WATER, MAINS ELECTRICITY AND Mains DRAINAGE BROADBAND AND MOBILE PHONE SERVICE AVAILABILITY CAN BE CHECKED AT https://checker.ofcom.org

Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments

Before the tenancy starts (payable to Oliver Minton Letting Agency)

Holding Deposit: 1 week's rent









Deposit: equal to 5 weeks' rent

During the tenancy (payable to the Agent)

For English properties:

Payment of up to £50.00 if you want to change the tenancy agreement

Payment of interest for the late payment of rent at a rate of 3% above the Bank of England base rate in interest

Payment for the reasonably incurred costs for the loss of keys/security devices

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy

ALL OF OUR DEPOSITS ARE HELD IN THE DEPOSIT PROTECTION SERVICE

WE USE PROPERTYMARK FOR OUR CLIENT MONEY PROTECTION

OLIVER MINTON LETTINGS ARE REGULATED BY THE PROPERTY OMBUDSMAN

MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616





TOTAL FLOOR AREA: 1121 sq.ft. (104.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorpian contained here, measurements of doors, windows, rooms and any offer flems are approximate and no responsibility to taken for any error, omession or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase. The services, systems and appliance shown have not been itsedia and no guarantee purposes of the prospective purchase. The services, systems and appliance shown have not been itsedia and no guarantee.

Tenure:

Council Tax Band: E

Viewing Arrangements:

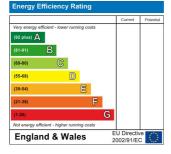
Strictly by appointment

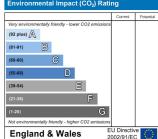
28 High Street, Puckeridge, Hertfordshire, SG11 1RN

01920 822999

Email: puckeridge@oliverminton.com

View all our properties at www.oliverminton.com





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