



**Oliver
Minton**
Sales & Lettings

**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

GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.