



**Oliver
Minton**
Sales & Lettings

**37 Church Mead,
Roydon
CM19 5EY
£1,695 Per Month**



An attractive, semi-detached family house set in this highly regarded development just off the High Street, just moments from convenience store/post office, pharmacy, pubs/restaurants and within a few hundred yards walk from the village primary school and Roydon mainline railway station (Stansted Express Line: Tottenham Hale /Liverpool Street commuting in less than 35 minutes).

The accommodation offers: Enclosed entrance porch, living/dining room, heated conservatory, fitted kitchen, 3 bedrooms, the main bedroom having a range of 'Sharps' fitted bedroom furniture, family bathroom and a separate shower room. There is Upvc double glazing, gas central heating to radiators, an attached car-port plus a private and enclosed rear garden. NO PETS PLEASE



Notes to Potential Tenants

All mains services are connected with mains water, sewerage, electricity and gas central heating to radiators.

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>

REFERENCES - Please only enquire if you pass the reference criteria

- Collective Gross Income: Minimum multiple of 30 times the monthly rental
- NO CCJ's, IVA's or history of bad credit
- Positive landlord reference (if applicable)

<https://tenanthelp.goodlord.co/s/article/What-is-Goodlord-referencing>

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

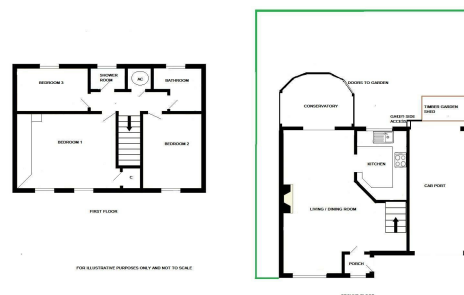
Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy

ALL OF OUR DEPOSITS ARE HELD IN THE DEPOSIT PROTECTION SERVICE

Area Map



Floor Plans



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.