

**Oliver  
Minton**  
*Sales & Lettings*

**Barleymead Way,  
Puckeridge**

**Herts SG11 1FA**

**£2,750 Per Month**



Rarely available UNFURNISHED 4 Bedroom Detached Family home situated in popular new development on the southern fringes of Puckeridge village. In brief accommodation comprises, spacious entrance hall leading to lounge, downstairs WC, further reception/office room, luxury fitted kitchen with white goods and further dining /living space. Upstairs there are 4 good sized bedrooms, 2 benefitting from en suite and fitted storage. Externally there is a single garage, driveway parking for several vehicles and an easy maintenance enclosed rear garden.

Puckeridge & Standon offer a variety of local shops, pubs, an excellent Farm Shop, whilst Stansted airport is approximately 25 minutes away and the A10 dual carriageway provides direct access to Ware, Hertford and the M25.





## 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: G**

**Viewing Arrangements:**

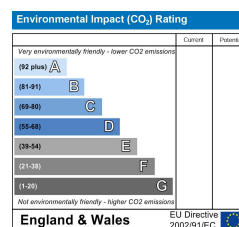
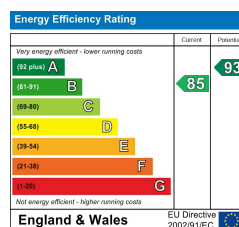
Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

**01920 822999**

Email: [puckeridge@oliverminton.com](mailto:puckeridge@oliverminton.com)

View all our properties at [www.oliverminton.com](http://www.oliverminton.com)



**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.