



**Oliver  
Minton**  
*Sales & Lettings*

**Needle Spring, Broadfields,  
Throcking**

**Herts SG9 9RD**

**£1,750 PCM**



E-MAIL ENQUIRIES ONLY, Three bedroom modern house situated in an idyllic farmland location in Throcking, short drive to Buntingford and Stevenage. Downstairs accommodation comprises entrance hall leading to spacious, light lounge with door to dining room with patio doors to garden. Open plan kitchen with quality integrated appliances. Separate large study and utility room with WC, all benefitting from tiled floors with underfloor heating. Upstairs accommodation comprises master bedroom with fitted wardrobes and en-suite bathroom, a further two double bedrooms and family bathroom. To the exterior of the property there is parking for several vehicles, a garden shed, large patio/garden area with beautiful views over farmland. Due to this being a working farm, due to insurance this property is STRICTLY NO PETS OR CHILDREN



## Notes to Potential Tenants

### SERVICES

AIR SOURCE HEAT PUMP WITH UNDERFLOOR HEATING, MAINS WATER, MAINS ELECTRICITY AND SEPTIC TANK SEWERAGE SYSTEM  
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

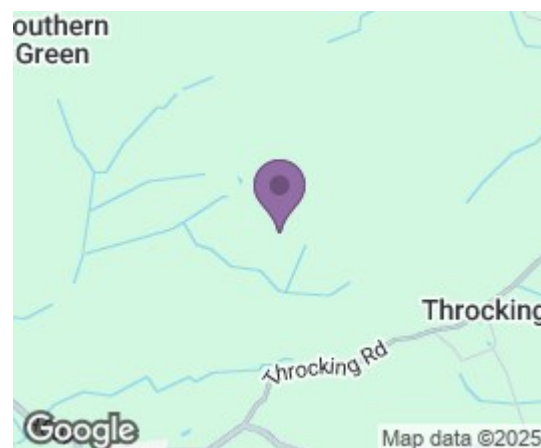
Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy

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

## Area Map



## Floor Plans

**Tenure:**

**Council Tax Band: E**

**Viewing Arrangements:**

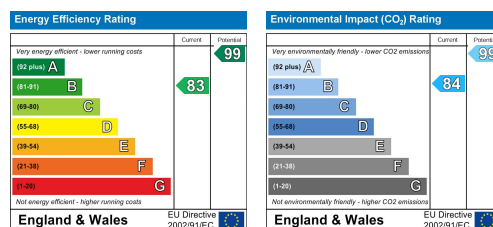
Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

**01920 822999**

Email: [puckeridge@oliverminton.com](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.

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