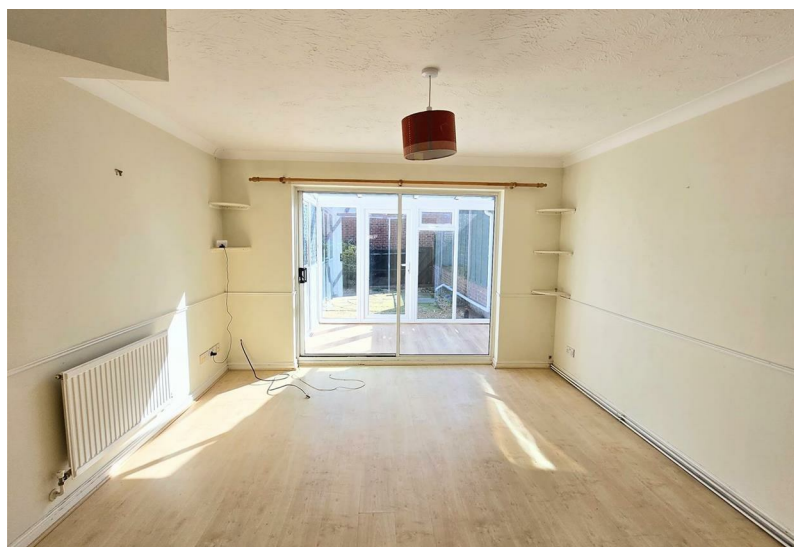


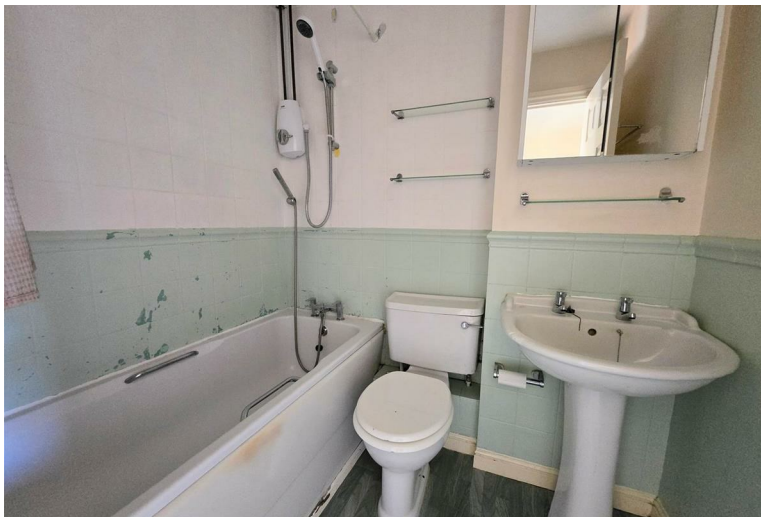


**Oliver
Minton**
Sales & Lettings

**28 Tollsworth Way,
Puckeridge
Herts SG11 1UR
£1,250 PCM**

AVAILABLE NOW A neatly presented TWO BEDROOM modern terraced in pleasant village setting. Short walk to highly rated schools, shops & pubs /restaurants. Accommodation comprises entrance hallway, kitchen with white goods, large lounge leading to conservatory/diner, two good sized bedrooms, one with storage and bathroom with shower. Gas ch to radiators. Enclosed low maintenance rear garden and garage with parking in front. PET NEGOTIABLE





Notes to potential tenants

SERVICES

Gas Heating , MAINS WATER, MAINS ELECTRICITY AND Mains DRAINAGE BROADBAND AND MOBILE PHONE SERVICE AVAILABILITY CAN BE CHECKED AT <https://checker.ofcom.org>

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

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

Tenure:

Council Tax Band: D

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.