

The Green, Sarratt, Hertfordshire, WD3 6AY



## Monthly Rental Of £1,995 Furnished – Available Early August 2 Bedroom Semi Detached Cottage

A rare opportunity to rent a beautifully presented TWO BEDROOM COTTAGE on The Green, in Sarratt.

- LIVING ROOM
- KITCHEN/DINING ROOM
- TWO BEDROOMS
- MODERN BATHROOM
- REAR GARDEN
- DRIVEWAY
- VILLAGE LOCATION

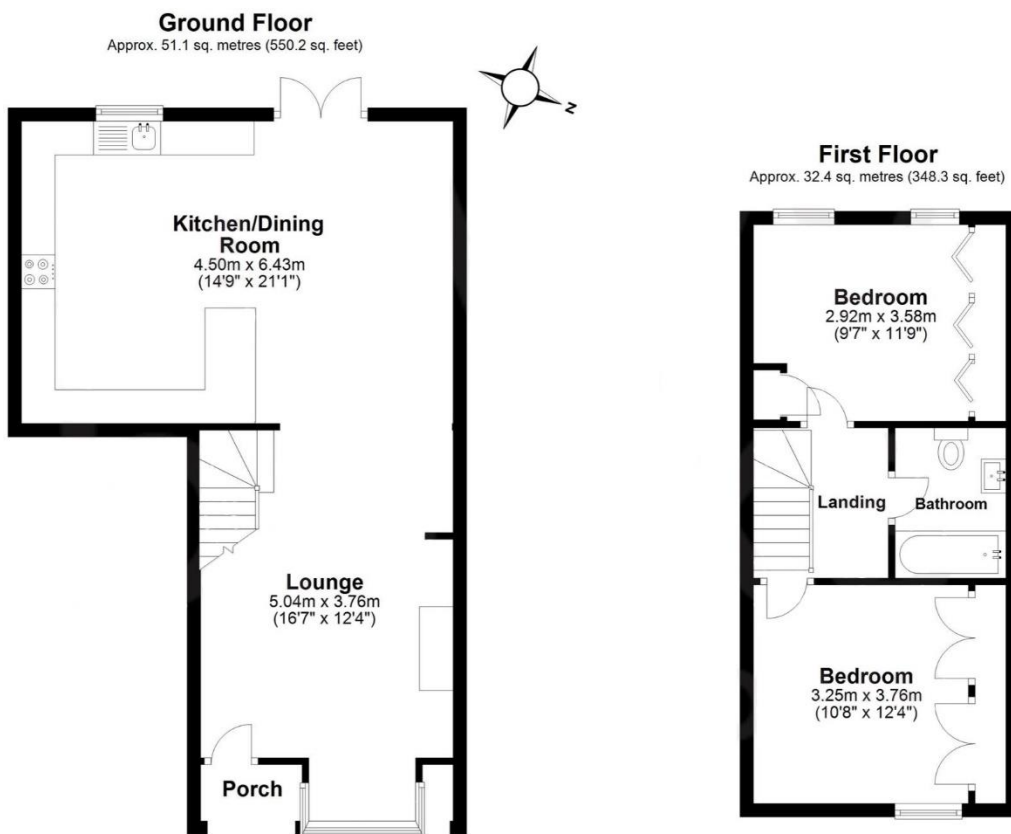
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The entrance porch provides access to the spacious living room overlooking the front of the property. The living room leads to the dining area which is open plan to a modern fitted kitchen. To the first floor are two good-sized bedrooms and a modern bathroom.

The rear garden has a stone paved patio area leading to a large area of lawn with flowered and shrubbed borders. There is a driveway to the front and a small garden with a path leading to the front door, with golden gravel feature and flowered borders.

The property is positioned on The Green, with its local shop, pubs and restaurants all a few yards away. This character cottage enjoys a semi-rural location with amenities and transport facilities all only a short drive away.

- Local Authority: Three Rivers District Council
- Council Tax: Band F Approx. £3186.66 (2024-2025)
- Approx. Floor Area: 898.5 Sq ft / 83.5 Sqm
- Nearest Station: 3.1 miles Chorleywood Station – Metropolitan/Chiltern Line
- Length of Tenancy: Minimum 12 months tenancy



Total area: approx. 83.5 sq. metres (898.5 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio  
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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## **TREND & THOMAS – PERMITTED PAYMENTS**

Below is a list of permitted payments for Tenants:

### **Initial Payment Prior to Referencing (payable to Trend & Thomas 'The Agent'):**

- Holding Deposit - 1 week's rent

*N.B. Holding Deposits are non-refundable should an application be unsuccessful due to incorrect information being provided by the Tenant or withdrawn through no fault of the Landlord*

### **Second Payment Prior to Move in (payable to The Agent):**

- The remainder of your first month's rent

If LMG Estates Ltd t/a Trend & Thomas is in receipt of the Holding Deposit, you need to pay the remainder of the first month's rent, as rent is payable in advance. If a Holding Deposit is returned at the request of the Tenant, the full first month's rent will need to be paid at this point

- Five Weeks Security Deposit – This is held until the end of your tenancy and protected with the TDS

### **During the tenancy (payable to the Agent):**

- Payment of up to £50.00 including VAT if you want a variation to the tenancy agreement
- Payment of interest for the late payment of rent at the rate of 3% over base rate
- Payment of any loss suffered by the Landlord plus £50.00 including VAT to cover agents' reasonable costs associated with your early termination of the tenancy

### **During the tenancy (payable to the provider) if permitted and applicable:**

- Utilities – Gas, electricity, water
- Communications – Telephone and broadband
- Installation of Cable/Satellite
- Subscription to cable/satellite supplier
- Television licence
- Council Tax

### **Other permitted Payments**

- Payment Per key/security device in the event that any property keys are lost by the Tenant and need replacement – Amounts dependent on individual key/security device required and will be confirmed inclusive of VAT on a case-by-case basis

### **Tenant Protection**

LMG Estates Limited t/a Trend & Thomas is a member of safeagent (previously the National Approved Lettings Scheme), which is a client money protection scheme, and a member of the TPO (The Property Ombudsman), which is a redress scheme. You can find out more details on the agent's website or by contacting them directly.

Please note that lettings agents are required by law to publish on their website's information for potential tenants about relevant fees, redress schemes and client money protection schemes (including the names of those schemes). Relevant fees must also be published on third party websites, such as Rightmove, Zoopla, etc. For properties to rent in England, details of the agent's membership of any redress scheme and client money protection scheme must also be published with their fees on Rightmove Zoopla, etc. It is the agent's responsibility to ensure that all relevant information is provided to Rightmove Zoopla, etc. and is up to date and accurate. If the relevant information does not appear here, the agent may have included it within the property description.

