



Shepherds  
Property Sales & Lettings



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Bell Lane | Broxbourne | EN10 7HH | £1,900 Per Month

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# Bell Lane | Broxbourne | EN10 7HH

**Council: Broxbourne Tax Band: D Rental Deposit: £2,192**

Another new listing from Shepherds.

3 bed house to let with garage. This family home is ideally located close to Broxbourne High Street, local schools and amenities, and benefitting from excellent road and transport links.

This property comprises a large lounge/diner, fully applianced kitchen, front & rear gardens with garage en bloc. AVAILABLE September 2024. Council Tax Band D Borough of Broxbourne.

PLEASE EMAIL THE AGENTS THROUGH THIS WEB SITE IF INTERESTED IN THE FIRST INSTANCE TO BE REGISTERED.

- Terraced House
- Gas Central Heating
- Gardens Front & Rear
- Three Bedrooms
- Modern Kitchen
- COUNCIL TAX BAND D Broxbourne
- Central Broxbourne
- Garage
- Available late July





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**Disclaimers:** 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

#### DEPOSIT & PERMITTED CHARGES INFORMATION

Pre - Tenancy Holding Deposit = to 1 Weeks Rent

Other Tenant Costs

-Dilapidation deposit = to 5 Weeks Rent (if under 50,000 per annum) = to 6 weeks Rent (50,001+ per annum)

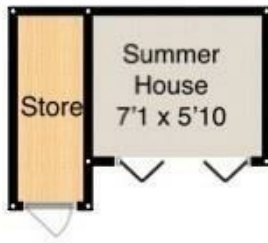
-Changes to Tenancy term, person/s names/ additions or any other amendment £50.00 inc vat per change

-Early Termination/ Early Surrender of Contract Price on application \*additional inventory cost could apply (to be advised)

-Late Payment of Rent/Arrears Charged at 3% above Bank of England BASE RATE \* terms apply regarding when charged

-Key/ Fob/ Alarm Control Replacements. Cost of item + any additional agent / third party reasonable costs - charged at £15.00 inc vat per hour, if applicable

Prices are subject to change.



## Bell Lane Broxbourne



### Rooms:

- Entrance Porch
- Living Room
- Dining Area
- Kitchen
- Landing
- Bedroom One
- Family Bathroom
- Separate W.C.
- Bedroom Two
- Bedroom Three
- Exterior
- Front Garden
- South Facing Garden
- Summer House
- shed Store
- Garage En Bloc
- Deposit & Permitted Charges

This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd.

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The Property  
Ombudsman



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