



Shepherds

Isabel Drive | Bishop's Stortford | CM22 6GU | £1,850 Per Month



**Shepherds**  
Property Sales & Lettings

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# Isabel Drive | Bishop's Stortford | CM22 6GU

**Council: Uttlesford District Tax Band: E Rental Deposit: £2,134**

LET BY SHEPHERDS. Available August 2024. 3 bedroom detached family home located in the village of Elsenham. . The property was originally a show home for the development so is offered on a Furnished Basis. It boasts generous accommodation, garage, parking and access to road routes of the M11 and A120. . The property is highly recommended. Council Tax Band E Uttlesford District. Please Note: The Photos were taken prior to the current tenants occupation.

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

- Detached House
- Former Show Home
- Three Bedrooms
- Garage & Parking
- Furnished
- En-Suite to Main Bedroom
- Available August 2024
- Easy Access to Road Links
- Council Tax Band E







**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.





## Isabel Drive, Elsenham



This floorplan 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. This floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd.

### Rooms:

Entrance Hall	Garage 20'0" x 9'0" (6.10 x 2.74)
Kitchen Diner 17'9" x 9'6" (5.41 x 2.90)	Deposit & Permitted Charges
Living Room 17'6" x 11'0" (5.33 x 3.35)	
Cloakroom 6'2" x 4'9" (1.88 x 1.45)	
First Floor Landing	
Principle Bedroom 11'0" x 10'10" (3.35 x 3.30)	
En-Suite 6'11" x 4'6" (2.11 x 1.37)	
Bedroom Two 10'5" x 9'1" (3.18 x 2.77)	
Bedroom Three 9'1" x 6'11" (2.77 x 2.11)	
Family Bathroom 7'0" x 6'7" (2.13 x 2.01)	

Outside

Front Garden

Parking

naea | propertymark

PROTECTED

arla | propertymark

PROTECTED



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### CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351

Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

### HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044

Lettings: 01992 449501

enquiries@shepherdsestates.co.uk