



Shepherds

Property Sales & Lettings

Tregelles Road | Hoddesdon | EN11 9HJ | £1,775 Per Month

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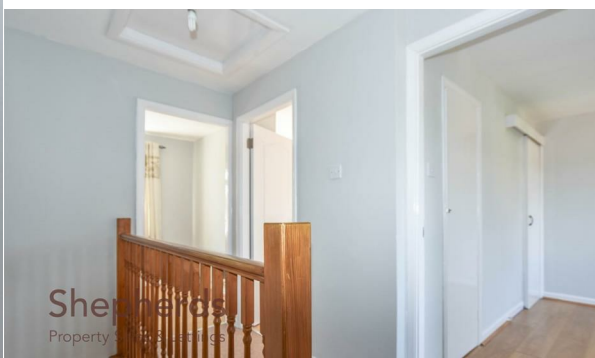
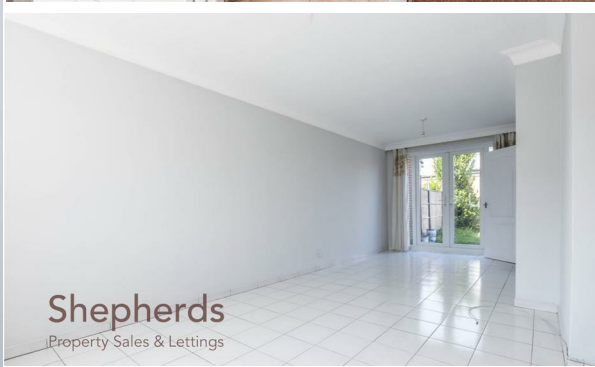


# Tregelles Road | Hoddesdon | EN11 9HJ

**Council:** Broxbourne Borough Council **Tax Band:** C **Rental Deposit:** £2,048

3 bed semi - newly redecorated property. Unfurnished. This property has a good sized lounge/diner with tiled floor, fitted kitchen, 3 bedrooms and a shower room. The private rear garden is fully enclosed and mainly laid to lawn. The front drive is shared with the neighbouring house and there is 1 parking space each. The main front door is also shared with the neighbour, into the shared porch. Water bills are split pro-rata between the 2 attached properties. Tenants are responsible for council tax and other utility bills.





**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.

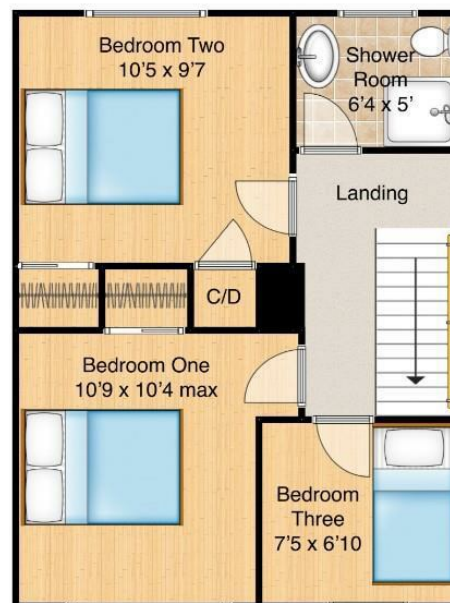
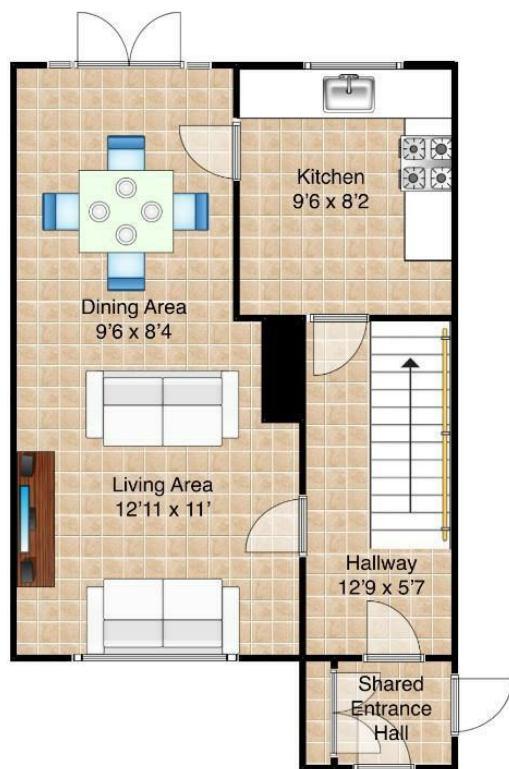
**DEPOSIT & PERMITTED CHARGES INFORMATION**

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.



# Tregelles Road, Hoddesdon

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. 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:

Shared Entrance Hall  
Front Driveway  
Rear Garden

Hallway  
12'9" x 5'7" (3.89 x 1.70)

Living Area  
12'11 x 11'  
(3.94m x 3.35m)

Dining Area  
9'6 x 8'4 (2.90m x 2.54m)

Kitchen  
9'6 x 8'2 (2.90m x 2.49m)

Landing  
10'3 x 6'7 (3.12m x 2.01m)

Bedroom One  
10'9 x 10'4 max  
(3.28m x 3.15m max)

Bedroom Two  
10'5 x 9'7 (3.18m x 2.92m)

Bedroom Three  
7'5 x 6'10 (2.26m x 2.08m)

Shower Room  
6'4 x 5' (1.93m x 1.52m)

External

naea | propertymark

PROTECTED

arla | propertymark

PROTECTED



**Shepherds**  
Property Sales & Lettings

## 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