

Jonathan Hunt

— LETTING AGENCY —

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Tumbling Bay Cottage, Tumbling Bay Weir Star Street, Ware, SG12 7AW

£2,250 Per Month

Jonathan Hunt Lettings are pleased to offer this unique 2 double bedroom cottage offers a rare opportunity to experience the quintessential riverside lifestyle. With its picturesque river frontage and a designated parking space, this property combines convenience with natural beauty and modern living. Inside you will find a meticulously refurbished interior. The cottage boasts two generously sized double bedrooms, bright and airy front room with wood burner, wonderful river views, fully-equipped kitchen and a stylish bathroom with roll top bath and walk-in shower. The highlight of this property is undoubtedly its river frontage and extensive garden, providing an idyllic setting for outdoor entertainment and relaxation. Don't miss the opportunity to make this cottage your home. Contact us today to arrange a viewing and experience the charm of riverside living in Ware. AVAILABLE 01st

NOVEMBER

East Herts Council

Council Tax band E

Viewings are arranged subject to applicants providing sufficient information for an initial assessment against Goodlord's referencing criteria. Applicants must demonstrate a combined gross annual household income of at



Buntingford Branch - Company No. 10303541 VAT No. 10303541

Ware Branch - Company No. 4759215 VAT No. 700174975



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		

