



Monthly Rental Of £2,500 pcm,

Southgate Road, Potters Bar, EN6 5EA

This three bedroom detached house has been extended on the ground floor and offers versatile family accommodation. The property is located within reach to Potters Bar High Street and local amenities and has easy access to M25 road links. Additional benefits are downstairs cloakroom, family bathroom with separate shower cubicle, large/flexible ground floor accommodation, 90ft Southerly aspect garden to the rear plus garage & own driveway. Available Mid August L-Shaped Lounge/Dining Room 22' x 19' 3" narrowing to 10' 6" (6.70m x 5.86m) approx Raised Lounge 10' 7" x 9' 1" (3.22m x 2.77m) Front Lounge 17' 8" x 12' 2" (5.38m x 3.71m) approx Kitchen 17' 8" x 8' 7" (5.38m x 2.61m) approx Bedroom 1 12' 6" to wardrobes x 10' 8" (3.81m x 3.25m) approx Bedroom 2 10' 8" x 10' 8" (3.25m x 3.25m) approx Bedroom 3 8' 3" x 7' 6" (2.51m x 2.28m) approx

Holding Deposit: £623
EPC Rating: D

Damage Deposit: £3,115
Council Tax Band: F(Hertsmere)

Parking arrangements: Garage & Driveway
Mains Electric: Yes
Heating Type: Gas central Heating
Rivers & The Seas Flood Risk: Very Low Risk (source: Gov.uk)
Mobile Availability (Source: Ofcom): EE-Good outdoor and in-home, Vodafone-Good outdoor and in-home, 02-Good outdoor, variable in-home, Three- Good outdoor, variable in-home, 02-Good outdoor, variable in-home

Mains Gas: Yes
Mains Water/drainage: Yes
Surface Water Flood Risk: Very Low Risk
Broadband Availability: Ultrafast (Source: Ofcom & BT Broadband Availability Checker): Fibre to Cabinet

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TENANT FEES ACT 2019 - FROM 1 JUNE 2019

When moving into a property Tenants will NOT be liable for any reference fees etc., inventory/check-in but they will be required to pay:

Holding Deposit: equivalent to one weeks rent

Tenancy Deposit: 5 weeks rent

DEADLINE FOR AGREEMENT – HOLDING DEPOSIT

The DEADLINE for AGREEMENT is normally 15th Day after paying the HOLDING DEPOSIT. However, a different DEADLINE for AGREEMENT may be agreed with tenant and agent/landlord see DEADLINE for AGREEMENT DATE.

If the agent/landlord is unable to meet the agreed DEADLINE for AGREEMENT then the holding deposit will be returned within 7 days, the landlord/agent decides not to let to you your holding deposit will be returned within 7 days.

The holding deposit will not be refunded in the following instances:

- You change your mind about renting the property
- You fail reference checks due to false information; Credit, employment checks etc
- You fail the right to rents checks
- You fail to meet the DEADLINE for AGREEMENT
- Failed to provide the correct information by the DEADLINE for AGREEMENT date.

DURING THE TENANCY (PAYABLE TO THE AGENT)

The tenant will be liable for paying the following fees:

- Lost keys – each key capped at £50.00. or reasonable costs if higher
- Lost key fobs – the cost of these can vary so this will be discussed at the time
- Name changes or changes on the tenancy, capped at £50.00, or reasonably costs incurred if higher
- Change of tenant- if the landlord agrees for a change of tenant the leaving tenant will be responsible for reasonable costs incurred by the landlord/agent
- Early Termination of tenancy – If the Landlord agrees to early termination you be required to pay the landlords/agents costs/financial loss until a suitable tenant is found.

DURING THE TENANCY (PAYABLE TO THE PROVIDER)

- Utilities - gas, electricity, water
- Communications - telephone and broadband
- Installation of cable/satellite – if allowed under lease/freehold
- Subscription to cable/satellite supplier
- Television licence
- Council Tax

TO CHECK FOR MOBILE & BROADBAND AVAILABILITY PLEASE VISIT THE OFCOM WEBSITE:

Mobile: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Broadband: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

We may also charge for other permitted payments, not included above, under the relevant legislation, including contractual damages

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