



**3 Machin Drive, , LE9 6HP**

**£1,100**

AVAILABLE NOW \*\* REDECORATED AND NEW CARPETS \*\* A very well presented home with a DETACHED garage. In brief, the accommodation comprises: Entrance hallway, ground floor w/c, living room, kitchen. First Floor: Three bedrooms (with EN SUITE to master) and a family bathroom. Outside: Enclosed rear garden and driveway parking.

**ENTRANCE HALLWAY**

**GROUND FLOOR WC**

**LIVING ROOM**

**DINING ROOM**

**REFITTED KITCHEN**

**FIRST FLOOR LANDING**

**MASTER BEDROOM**

**EN SUITE**

**BEDROOM TWO**

**BEDROOM THREE**

**BATHROOM**

**OUTSIDE**

### **Tenant Fees & Protection Information**

#### **TENANT FEES AND PROTECTION INFORMATION**

As well as paying the rent, you may also be required to make the following Permitted Payments:

#### **PERMITTED PAYMENTS**

Before the tenancy starts (payable to Carlton Estates)

Holding Deposit: An amount equal to one week's rent. (This will be deducted from the first rent payment)

Deposit: An amount equal to five weeks' rent.

During the tenancy (payable to Carlton Estates)

Payment of £50 plus vat or reasonable costs if higher if you want to change the tenancy agreement.

Payment of interest for late payment of rent. Interest will be charged at a rate of 3% over the Bank of England base rate for the period in which the rent is unpaid.

Payment in the event of loss of keys for the replacement and/or repair of keys/security devices.

#### **Early Termination of the Tenancy**

Payment of the Landlord's costs of re-letting the property plus unpaid rent outstanding on the tenancy from the time of termination until the time of a new tenant moving in. A maximum amount of unpaid rent payable will be the amount outstanding to the end of the contracted tenancy term.

During the tenancy (payable to the provider)

Utilities – Gas, Electricity, Water

Communications – Telephone and Broadband

Installation of Cable, Satellite, TV aerial

Subscription to Cable, Satellite, TV licence

Council Tax

#### **Other Permitted Payments**

Any other permitted payments not included above under the relevant legislation including contractual breaches and damages.

#### **Damages**

The tenant(s) will be liable for any damages to any part of the property caused by the tenant. The costs of repair of any such damages and / or missed contractual appointments will be billed directly to the tenant(s) and will be deducted from the deposit if they are unpaid at the end of the tenancy. Court action may be taken by the Landlord against the tenant to recover such unpaid costs during the tenancy.

#### **TENANT PROTECTION INFORMATION**

Carlton Estates are members of the following schemes:

Client Money Protect (CMP) – Membership number – CMP001562  
CM Protect Limited

Premiere House  
1st Floor  
Elstree Way  
Borehamwood  
WD6 1JH

The Property Ombudsman – Membership number – D0157

The Property Ombudsman  
Milford House  
43 – 55 Milford Street  
Salisbury  
Wiltshire  
SP1 2BP



