



Monthly Rental Of £2,400 pcm,

Northaw Road West, Potters Bar, EN6 4NP

Hobdays are pleased to present this three double bedroom house set in the beautiful surroundings of Northaw village with countryside views to the front & rear along with a village community orchard. The property has been fully renovated throughout and benefits from a Modern kitchen with appliances including Dishwasher, three double bedrooms with an en-suite to master bedroom plus a Family bathroom, double glazed throughout, gas central heating & a large private garden with summer house. There is also power for an EV charger if a tenant needs to have one installed. Offered fully furnished with modern furniture, the house is available for both families or students. Available now. Kitchen 15'3 x 7'5 Lounge 12'5 x 11'2 Bedroom 1- 10'5 x 11'5 Bedroom 2- 11'8 x 9'2 Bedroom 3- 10'6 x 11'6

Holding Deposit: £553
EPC Rating: C

Damage Deposit: £2769
Council Tax Band: D(Hertsmere)

Parking arrangements: Driveway
Mains Electric: Yes
Heating Type: Gas central Heating
Rivers & The Seas Flood Risk: Very Low Risk
(source: Gov.uk)

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

Mobile Availability (Source: Ofcom): Vodafone - Good outdoor/variable indoor. EE & O2- Good outdoor. Three- variable outdoor

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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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