



Shepherds
Property Sales & Lettings

Tovey Close | Nazeing | EN9 2LY | £1,725 Per Month



Shepherds
Property Sales & Lettings



Tovey Close | Nazeing | EN9 2LY

Council: Epping Forest District **Tax Band:** D **Rental Deposit:** £1,990

Lovely 3 Bed end of terrace home offered for rental on an un-furnished basis. The property is located at the end of a quiet turning in Nazeing, which is a short drive to Broxbourne, Hoddesdon, Harlow and Cheshunt. Offering excellent road/transport links and access to a vast array of amenities.

The property offers: Applianced fitted kitchen, Open plan living and Dining area, First floor family bathroom, Two double bedrooms and one single bedroom, Rear Garden and Garage en-bloc.
Available Late August 2025

PROSPECTIVE TENANTS: Please apply in the First instance Via the Web Listing in order to fully registered.

PLEASE EMAIL THE AGENTS THROUGH THIS WEB SITE IF INTERESTED IN THE FIRST INSTANCE TO BE REGISTERED.

- Three Bedroom
- End of Terrace House
- Private Rear Garden
- Modern Neutral Decoration
- Two Double Bedrooms
- Open-Plan Living Space
- Garage En-Bloc
- Available Late August 2025
- Council Tax Band D Epping Council





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

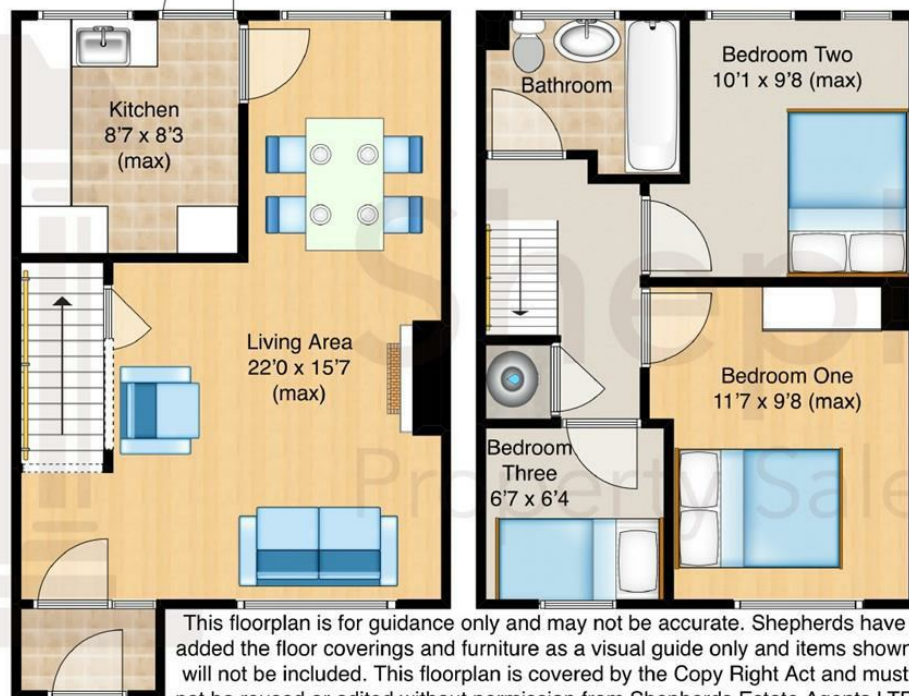
-Early Termination/ Early Surrender of Contract Price on application *additional inventory cost could apply (to be advised)

-Late Payment of Rent/Arrears Charged at 3% above Bank of England BASE RATE * terms apply regarding when charged

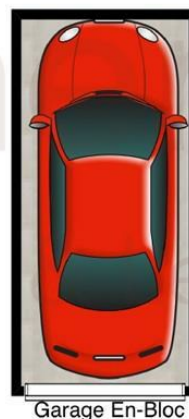
-Key/ Fob/ Alarm Control Replacements. Cost of item + any additional agent / third party reasonable costs - charged at £15.00 inc vat per hour, if applicable

Prices are subject to change.

Tovey Close, Nazeing



Shepherds
Property Sales & Lettings



Rooms:

Porch

Open-Plan Living Area
22'0" x 15'7"
(max) (6.71 x 4.75
(max))

Kitchen
8'7" x 8'3" (2.62 x
2.51)

Bedroom One
11'7" x 9'8" (max)
(3.53 x 2.95
(max))

Bedroom Two
10'1" x 9'8" (max)
(3.07 x 2.95
(max))

Bedroom Three
6'7" x 6'4" (2.01 x
1.93)

Family Bathroom

External:

Rear Garden

Garage En-Bloc

Permitted
Charges &
Deposit Info

naea | propertymark

PROTECTED

arla | propertymark

PROTECTED



The Property
Ombudsman



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