



Shepherds
Property Sales & Lettings

Rye Road | Hoddesdon | EN11 0JE | £2,200 Per Calendar Month



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Rye Road | Hoddesdon | EN11 0JE

Council: Broxbourne Council **Tax Band:** E **Rental Deposit:** £2,538

4 bed detached house - Shepherds are pleased to offer this detached house that has been extended and fully refurbished offering: Spacious fitted kitchen/diner, downstairs shower room with wc, office/summer room, large L-shaped lounge, 3 bedrooms and a family bathroom on the first floor and a further bedroom & shower room on the 2nd floor. There are 2 parking spaces to the front, and a lovely well planned rear garden. Rye house BR station is a few minutes walk, as are local shops and amenities. C RATED EPC

- Extended Detached House
- Kitchen/ Breakfast Room
- UPVC Double Glazing
- 4 Bedrooms
- Modern Gas Central Heating
- Walking Distance of Station
- 3 New Bathrooms
- South Facing Garden
- Council Tax Band E





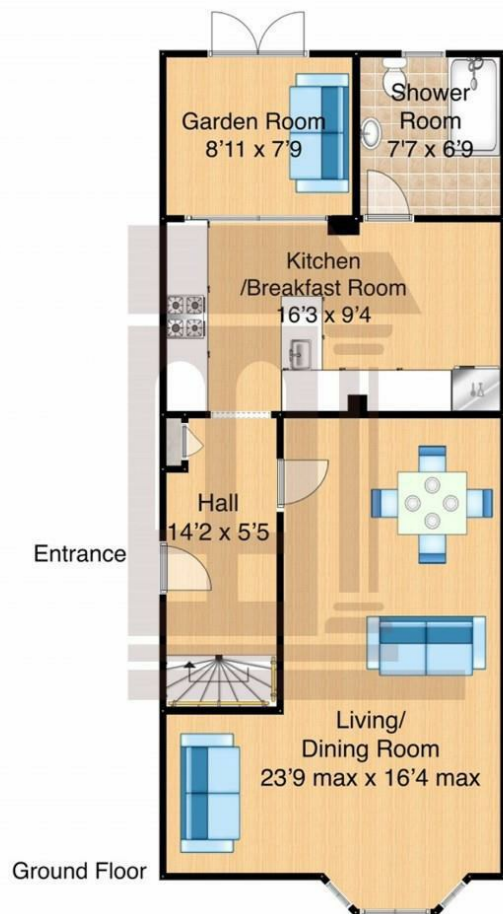
Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered 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.



Rye Road, Hoddesdon

This floor plan is for guidance only and may not be accurate. Shepherds had added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd.



Rooms:

Entrance Hall 14'2 x 5'5 (4.32m x 1.65m)	Bedroom Four 8'5 x 7'11 (2.57m x 2.41m)
Living/ Dining Room 23'9 max x 16'4 max (7.24m max x 4.98m max)	Second Floor
Kitchen/ Breakfast Room 16'3 x 9'4 (4.95m x 2.84m)	Bedroom One 17'10 x 10'1 (5.44m x 3.07m)
Garden Room 8'11 x 7'9 (2.72m x 2.36m)	Shower Room Two 7'8 x 5' (2.34m x 1.52m)
Shower/ Cloakroom 7'7 x 6'9 (2.31m x 2.06m)	Exterior
First Floor Landing 8'5 x 7'2 (2.57m x 2.18m)	Driveway to the front
Bedroom Two 14' max x 8'4 (4.27m max x 2.54m)	South Facing Garden
Family Bathroom 6'11 x 6'7 (2.11m x 2.01m)	Deposit & Permitted Charges
Bedroom Three 9'9 x 8'10 (2.97m x 2.69m)	

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Shepherds
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