



# Shepherds

Property Sales & Lettings



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NR Bakers End | Wareside | SG12 7SJ | £1,695 Per Month



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Council: East Herts District Tax Band: E Rental Deposit: £1,955

Idyllic location. We are delighted to offer a rarely available 3 bed detached farm house for rent. Large garden, good sized farmhouse kitchen-diner, pantry, d/s wc & utility/laundry room, sitting room, upstairs bathroom and 3 bedrooms. Whilst located in a quiet lane, there are neighbours on both sides of the property. Council Tax Band E East Herts District. Septic tank and oil fired heating. Sorry No Pets due to Open Operating Farmland.

- Three Bedroom Farmhouse
- Modern Kitchen & Bathroom
- Utility/Laundry Room
- Downstairs WC
- Located in a Quiet Lane
- Detached Property
- Oil Fired Central Heating
- Large Garden
- NO PETS



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**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.

**Rooms:**  
Entrance Hallway

Living Room  
18'11" x 10'11"  
(5.77 x 3.33)

Kitchen Diner  
11'1" x 13'9"  
(3.38 x 4.19)

Utility Room

Downstairs W/C

Upper Landing

Bedroom One  
14'11" x 12'5"  
(4.55 x 3.78)

Bedroom Two  
13'2" x 9'2" (4.01  
x 2.79)

Bedroom Three  
6'6" x 7'7" (1.98 x  
2.31)

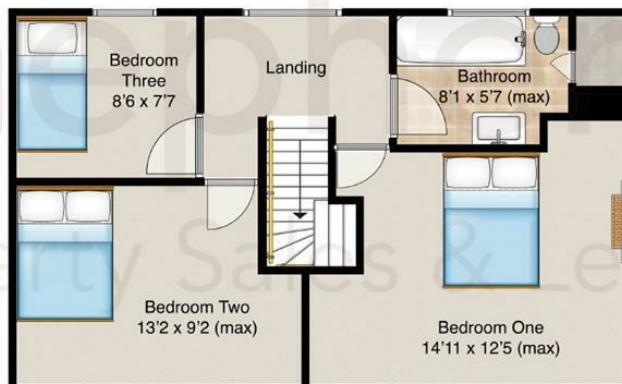
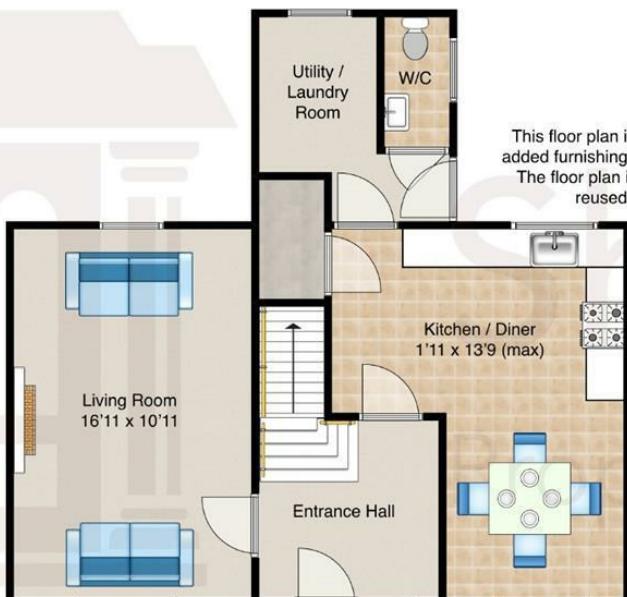
Bathroom  
8'1" x 5'7" (2.46 x  
1.70)

Wrap Around  
Gardens

Deposit &  
Permitted  
Charges

### Wareside, Ware, SG12

This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract.  
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### CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351

Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

### HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044

Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)