



**Oliver  
Minton**  
*Sales & Lettings*

**14 The Gardens,  
Baldock**

**SG7 6AD**

**£1,675 Per Calendar Month**



AVAILABLE NOW Beautifully presented and immaculate throughout, three bedroom family home, situated in the heart of Baldock town just a short walk from the local pubs, shops and the train station.

In brief, the accommodation comprises entrance hall leading to large lounge/diner open plan to modern kitchen area with white goods included. Conservatory with doors to rear garden. Upstairs there are three good sized bedrooms, one with storage cupboards and a contemporary bathroom with walk in shower. Externally, there are low maintenance front and rear gardens and a garage en-bloc. Parking on street is by payable permit-AGENT NOTE, there has previously been an informal arrangement to park one vehicle to the rear of the property





Notes to Potential tenants

- SERVICES
- Gas Heating , MAINS WATER, MAINS ELECTRICITY AND Mains DRAINAGE
- BROADBAND AND MOBILE PHONE SERVICE AVAILABILITY CAN BE CHECKED AT <https://checker.ofcom.org>
- REFERENCES - Please only enquire if you pass the reference criteria
- Collective Gross Income: Minimum multiple of 30 times the monthly rental
  - NO CCJ's, IVA's or history of bad credit
  - Positive landlord reference (if applicable)

<https://tenanthelp.goodlord.co/s/article/What-is-Goodlord-referencing>

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 Oliver Minton Letting Agency)

Holding Deposit: 1 week’s rent

Deposit: equal to 5 weeks’ rent

During the tenancy (payable to the Agent)

For English properties:

Payment of up to £50.00 if you want to change the tenancy agreement

Payment of interest for the late payment of rent at a rate of 3% above the Bank of England base rate in interest

Payment for the reasonably incurred costs for the loss of keys/security devices

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy

ALL OF OUR DEPOSITS ARE HELD IN THE DEPOSIT PROTECTION SERVICE

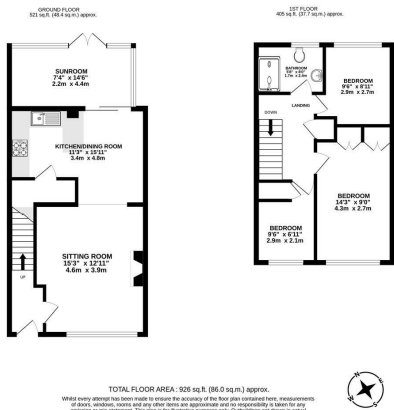
WE USE PROPERTYMARK FOR OUR CLIENT MONEY PROTECTION

OLIVER MINTON LETTINGS ARE REGULATED BY THE PROPERTY OMBUDSMAN

Area Map



Floor Plans



**Tenure:**

**Council Tax Band: C**

**Viewing Arrangements:**

Strictly by appointment

**28 High Street, Puckeridge, Hertfordshire, SG11 1RN**

**01920 822999**

**Email:** [puckeridge@oliverminton.com](mailto:puckeridge@oliverminton.com)

**View all our properties at [www.oliverminton.com](http://www.oliverminton.com)**

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		66	(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.