



**Oliver  
Minton**  
*Sales & Lettings*

**Bolderos Southfield Farm,  
Broadfield, Buntingford**

**Hertfordshire SG9 9RD**

**£1,750 Per Calendar Month**



**B**

EMAIL ENQUIRIES ONLY PLEASE - Stunning Three bedroom modern house situated in an idyllic farmland location in Throcking, short drive to Buntingford and Stevenage. Downstairs accommodation comprises entrance hall leading to spacious, light lounge/diner with patio doors to garden and luxury kitchen with quality integrated appliances. Separate large study and utility room with WC, all benefitting from tiled floors with underfloor heating. Upstairs accommodation comprises master bedroom with fitted wardrobes and en-suite bathroom, a further two double bedrooms and family bathroom. To the exterior of the property there is parking for several vehicles, a garden shed, large patio/garden area with beautiful views over farmland. Gardener is included.

AGENT NOTE: Due to this being a working farm and the owner's PL insurance, we regret that we are unable to accommodate children under 16, and no pets are permitted.



## Notes to potential tenants

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**

## Area Map



## Floor Plans

**Tenure:**

**Council Tax Band: E**

**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	
	Current Potential
Very energy efficient - lower running costs (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	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.