



# Larkins Close

Baldock,  
Hertfordshire, SG7 5DG  
£1,495 pcm

country  
properties



Rarely available and an opportunity not to be missed! Detached two bedroom bungalow located within close proximity to Baldock Train Station with direct links into London Kings Cross , Cambridge, Brighton and Gatwick. Also within walking distance to the Town Centre which offers array of shops, restaurants and cafe's as well as the local supermarket. Comprising of entrance porch, entrance hall, lounge, kitchen, conservatory, bathroom, two bedrooms, rear and front gardens, driveway and garage. One small pet considered. Available mid October. EPC Rating D. Council Tax Band C. Holding fee £345.00. Deposit £1,725.00.

- Two Bedroom Bungalow
- Close To Amenities
- EPC Rating D
- Council Tax Band C
- Holding Fee £345.00
- Deposit £1,725.00

### Front Garden

Laid to lawn to front and side. Driveway with off road parking for one/two cars. Block paved pathway leading to front door and side. Gas and electric meters.

### Garage

Up and over door. Personnel door to rear. Concrete flooring. Power and light.

### Entrance Porch

Tiled flooring. UPVC double glazed door into:-

### Entrance Hall

Wooden flooring. Wooden skirting boards. Radiator. Smoke alarm. Loft hatch (Not To Be Used). Wooden door into storage cupboard with radiator and shelving.

### Kitchen

Tiled flooring. Wooden skirting boards. UPVC double glazed window to front aspect. UPVC double glazed obscured window to front aspect. Wall and base units with work surfaces over. Stainless steel sink and drainer. Built in oven and hob with extracator over. Space for fridge/freezer. Space for washing machine.

### Bathroom

Vinyl flooring. Wooden skirting boards. UPVC double glazed obscured window to front aspect. Low level WC. Wash hand basin. Bath with shower attachment. Radiator. Ceiling mounted extracator fan. Wall mounted medicine cabinet.

### Bedroom One

Wooden flooring. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect. Sliding wooden door into storage cupboard with shelving. Fitted drawers. Double built in wardrobe with hanging rail and additional wardrobe space behind. Single door to built in wardrobe with hanging rail.

### Bedroom Two

Wooden flooring. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect. Wooden sliding door to built in wardrobe with hanging rail.





## Lounge

Wooden flooring. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. UPVC double glazed sliding patio doors to conservatory. Feature fireplace. Fuse box. Virgin media box. Hive heating/hot water thermostat/controller.

## Conservatory

Tiled flooring. Radiator. UPVC double glazed windows all around and UPVC double glazed obscured door to rear garden.

## Rear Garden

Mainly laid to lawn. Decking area. Wooden shed. Door into garage. Mature trees and shrubs. Outside tap.

## Agency Fees

Permitted Tenant payments are:-

Holding deposit per tenancy – One week's rent  
Security deposit per tenancy – Five week's rent  
Unpaid rent – charged at 3% above Bank of England base rate from rent due date until paid in order to pursue non-payment of rent. Not to be levied until the rent is more than 14 days in arrears.

Lost keys or other security devices – tenants are liable to the actual cost of replacing any lost keys or other security devices. If the loss results in locks needing to be changed, the actual cost of a locksmith, new locks and replacement keys for the tenants, the landlord and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15.00 per hour (inc. VAT) for the time taken replacing lost keys or other security devices/

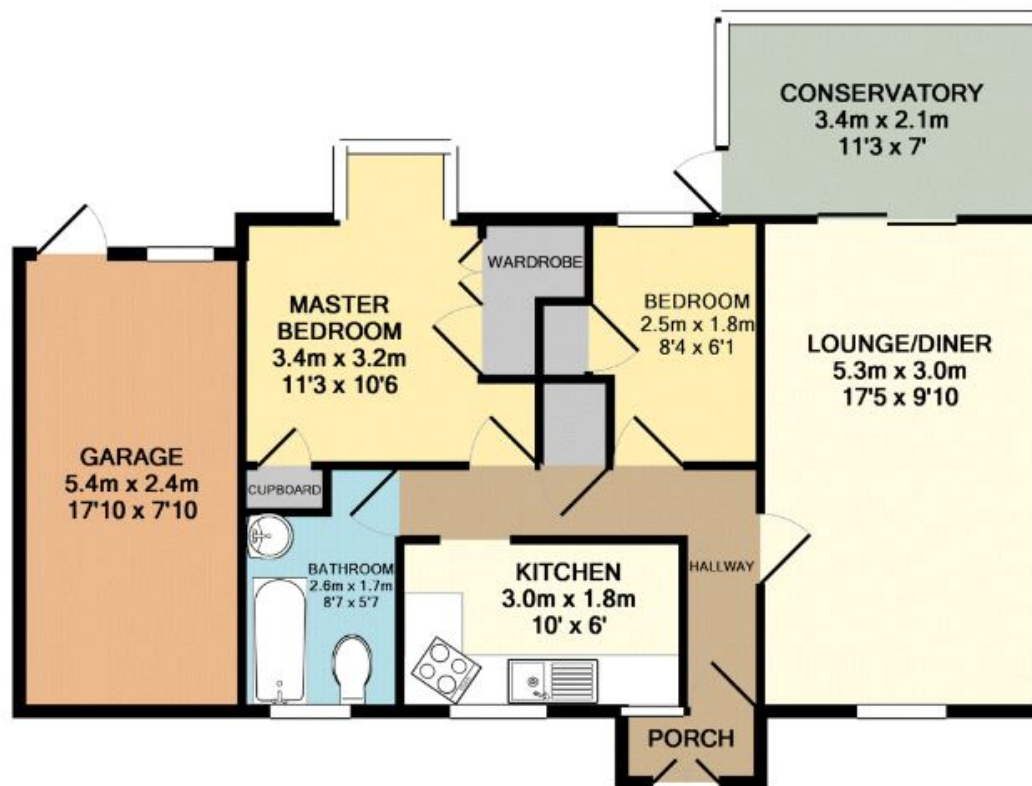
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

Change of sharer at the tenant's request – £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

Early termination of tenancy at tenant's request – Should the tenant wish to terminated their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start of date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

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TOTAL APPROX. FLOOR AREA 66.6 SQ.M. (717 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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| Energy Efficiency Rating                    |          |           |
|---------------------------------------------|----------|-----------|
|                                             | Current  | Potential |
| Very energy efficient - lower running costs |          |           |
| (92+)                                       | <b>A</b> | <b>88</b> |
| (81-91)                                     | <b>B</b> |           |
| (69-80)                                     | <b>C</b> | <b>64</b> |
| (55-68)                                     | <b>D</b> |           |
| (39-54)                                     | <b>E</b> |           |
| (21-38)                                     | <b>F</b> |           |
| (1-20)                                      | <b>G</b> |           |
| Not energy efficient - higher running costs |          |           |
| England, Scotland & Wales                   |          |           |
| EU Directive 2002/91/EC                     |          |           |

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

## Viewing by appointment only

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