



**Bullocks Lane, Bishop's Stortford  
Essex CM22 6TA  
£800 Per Month**

Spacious, 2-double bedroom detached bungalow, set in a large plot, backing onto fields, in an attractive rural location.

Fully furnished, double glazed, accommodation comprising:

Spacious Hall: Approx. 16'0 x 5'0. With Captains 13-drawer pine chest.

Lounge: Approx. 14'0 x 14'6. 3-piece suite, inlaid chest of drawers, light oak veneered coffee table with two drawers, matching light oak stereo unit, housing 49" LG TV, DVD and SKY satellite receiver, coffee table, nest of 3 glass topped coffee tables

Kitchen/Diner: Approx. 26'0 x 14'6 overall. Full range of kitchen wall and base units. Washing machine, tumble drier, dish-washer, microwave oven, new Indesit double electric oven, gas hob, and large fridge-freezer. Stainless steel sink and drainer.

Dining area with dining table and six chairs (extendable to eight). Full height fitted cupboard. Glass topped unit.



Bedroom 1: (West) Approx. 15'0 x 14'0. Fitted wardrobe, free standing drawers & dressing table. Double divan bed with mattress. 42" TV. on unit.

Bedroom 2: (East) Approx. 14'0 x 11'0. Fitted wardrobe, drawer & large desk units. Wall mounted TV, DVD and VCR. Double bed with base, mattress and headboard.

Bathroom: New bathroom suite, with bath, shower, washbasin and W.C .

Services and Council Tax (payable by tenant) including :

Oil fired central heating for radiators and hot water. The oil tank contents will be read at the start and end of the contract. The tenant will need to order oil as required.

Water is metered.

Electricity meter (no gas supply).

Septic tank drainage, will not require emptying. Maintained by the owners.

The hob is supplied b Bottled gas for hob, for which a one-off charge of £40 is made for the 6 month period. A second spare gas cylinder is provided.

Outside:

The property is situated in a rural location, set back from the lane, in a large private plot. There is a driveway to the front, which allows off street parking for 3-4 cars. The mature gardens of approximately 1/3rd acre extend to the front, side and rear of the property and are laid to lawn, patio to the rear, with an abundance of mature trees, conifers and shrubs, offering total privacy and seclusion. Wildlife visit the garden, hence no pets.

Grass maintained at owner's expense.

There is a large DOUBLE GARAGE (housing owner's possessions but with small room for tenant's additional possessions) and a wooden garden shed (again housing owner's possessions).

TERMS: A fixed term tenancy of SIX MONTHS is offered. NO EXTENSION is available as we will be returning.

Single or Professional Couple only. Sorry, NO SMOKERS, NO CHILDREN, DSS or PETS.

Rent includes SKY TV PACKAGE & BROADBAND

Available from the 27th October 2016, subject to references & credit check.

Deal directly with friendly owners. No legal fees just a £20 credit reference fee.

Council Tax (Band E), Heating oil and Services are not included.

