



## Herne Poplar Farm Cottages, Toddington

Monthly Rental Of  
£1,400

- Available immediately
- Superbly located along a private road and surrounded by countryside
- Improvements made and now well presented throughout
- Living room
- Kitchen and a separate utility room
- Bathroom + shower room
- Large rear garden with a summer house/work from home
- EPC is D - gas central heating - double glazing

[www.localagentnetwork.co.uk](http://www.localagentnetwork.co.uk)



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### General

Very well presented having just had a number of improvements made, this semi detached home is available immediately. The position is lovely, located along a private road lined with poplar trees and surrounded by countryside on the edge of the sought after village of Toddington. The accommodation includes an entrance porch & hall, living room, kitchen, ground floor bathroom, utility room and WC. Upstairs off the landing are three bedrooms and a shower room. Externally is a deep front garden, access down the side of the house leads to the large rear garden where you will find the raised deck and large summer house. Please call the team at Local Agent Network on 01525876600 for further information.

### Deposit

We require a holding deposit equivalent to 1 weeks agreed rent to reserve the property. On successful passing of credit checks the equivalent to 5 weeks agreed rent (minus the holding deposit already paid) is required. Monthly rent will be payable per calendar month in advance. Please see website for full tenancy information.

### Rooms & Dimensions

Entrance porch

Hall

Living room: 5.00m x 3.71m

Kitchen: 3.04m x 2.72m

Bathroom: 1.79m x 1.64m

Utility Room: 2.75m x 1.54m

WC

First floor landing

Bedroom one: 3.19m x 2.76m

Bedroom two: 3.70m x 2.63m

Bedroom three: 2.72m x 2.27m

Shower room: 1.80m x 1.70m

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