





Sterling Lettings are delighted to bring to the rental market this characterful country home. Situated in the very heart of this ever popular Village, and occupying probably the most prominent position. In brief the property comprises, entrance hall, reception room, dining room, kitchen/ breakfast room, four bedrooms, with ensuite to the master and a family bathroom. To the front is a lovely country cottage garden. Offered Unfurnished & Available Now! Pets Considered!

Village History :

Wilstone village has changed little over the last two or three hundred years. Prior to the building of the Grand Union Canal and reservoirs in the 1790s to the south was an area marshy land known as Moors. Streams ran water mills to the north of the village known today as in local parlance as the 'millopers'- mill hoppers for storage of corn.

The construction of canal provide new houses for the workers. Up to four pubs or ale houses, a chapel, a church, two or three shops, a forge and all the trades needed to support a village.

Distance to Schools - Long Marston VA C of E Primary School (1.4 Miles)
Marsworth C of E Infant School (1.8 Miles)
Dundale Primary School & Nursery (2.1 Miles)
Grove Road Primary & Nursery School (2.5 Miles)
Tring School (3.1 Miles)

Distance to Stations - Cheddington Station (3.7 Miles)
Tring Station (3.9 Miles)
Wendover Station (5.3 Miles)
Leighton Buzzard Station (9.5 Miles)

Monies Payable - There are no administration fees for the preparation of tenancy, the following costs are however applicable:

Holding Deposits - limited to a maximum of 1 week's rent and subject to statutory legislation on the refund of this payment should the tenancy not go ahead.
Security Deposits - limited to 5 weeks rent as a maximum amount for tenancies where the annual rent is below £50,000, deposits for tenancies where the annual rent is £50,000 or more are limited to the equivalent of 6 weeks rent.

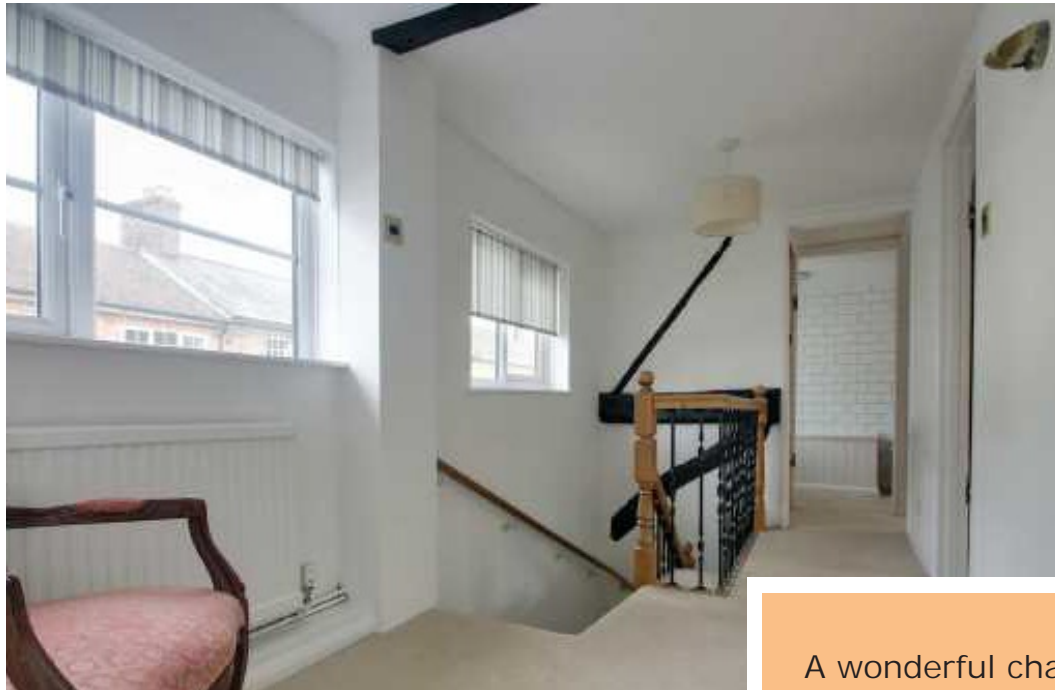
- Late Rent Payment - Interest on late rent will be charged at base rate plus 3% on a daily basis from the rent due date - This charge will be levied if a payment is not received in cleared funds by the due date as per the terms of the tenancy agreement.

Repayment of interest due will take priority over any rent payments due to avoid outstanding amounts "rolling up"
Tenancy Amendments - £60 Inc VAT - This charge will be levied prior to any amendments (which will be subject to landlord agreement) being made to the standard tenancy agreement.

Breach Of Tenancy - £60 Inc VAT - This charge will be levied if we have to write to you about any breach of tenancy, examples of this include unauthorised pets at the property, smoking inside the address, failing to maintain liability insurance or rent not being received by the due date.

Early Vacate - Costs vary by property and specific circumstance - This charge will be levied if you seek to vacate before the end of any agreed fixed term tenancy at the property and WILL BE PART OF any agreement on vacating terms.

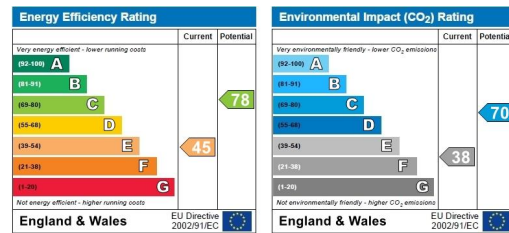
Agency Reference for new tenancy - £30 Inc Vat Per Tenant - This must be paid every time a request is received in order for us to provide any requested information relating to a current/previous tenancy with us to any new landlord/ agent.



A wonderful character home in a central location within this sought after village.



Floor plan



The Sterling Factor

Sterling's informal-style offices have modernised the traditional estate agent presence on the high street. Our clients can enjoy a relaxed atmosphere to browse through our property details and ask any questions about properties of interest before booking a viewing. This ensures we have a higher conversion rate of viewings to offers and maximises our chance to sell or let your home in a quicker timeframe.

Longer Opening Hours

Sterling phone lines are open 9am to 6pm Monday to Friday and both Saturday and Sunday inclusive of Bank Holidays.

More Properties, More Experience, Better Advice

Our expert valuers carry out high volumes of valuations every month, giving us intimate and unparalleled knowledge of property values across Hertfordshire, Buckinghamshire and Bedfordshire.

Sterling Feature Properties

New-to-market properties are highly sought-after which is why Sterling have developed Sterling Feature Properties - exclusive previews designed to ensure that properties receive maximum exposure the day they go onto the market

Sterlinghomes.co.uk

Is widely recognised as one of the best websites in the area and regarded as one of the best in the business. Every property, regardless of price, features floorplans, colour photographs, slide shows, local information, location maps, aerial views and full colour brochures.

Photography

To speed up the marketing process, Sterling have created a unique, in-house team who are trained specifically to collect information for interactive floorplans, and multiple photographs and a comprehensive write up of your home all in one visit.

Select and New Homes

Is a dedicated department for the sale of high value homes, land and new builds headed up by company partner Benjamin James Bird BA (Hons) MNAEA MARLA.

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