



11, Dells Lane

Biggleswade,
Bedfordshire, SG18 8LP
£1,300 pcm

country
properties

A three bedroom property is conveniently located in a non estate location. Benefiting from downstairs cloakroom, lounge/dining room, three bedrooms, gardens and off road parking. Located within walking distance of town centre and train station. One small Pet Considered. Available early March. EPC Rating D.

- THREE BEDROOMS
- DOWNSTAIRS CLOAKROOM
- OFF ROAD PARKING
- SMALL PET CONSIDERED
- Council Tax Band C
- EPC Rating D

Ground Floor

Upvc Front Door Into:-

Entrance Hall

Cupboard housing fuse box and meter. Feature window. Radiator. Coving to ceiling. Door to lounge. Door to:-

Cloakroom

Low level WC. Wash hand basin. Frosted window to side.

Lounge/Dining Room

27' 3" x 15' 15" (8.31m x 4.95m)
Double radiator. Stairs rising to first floor accommodation. Feature hearth. TV point. Upvc double glazed window to front. Upvc double glazed sliding patio doors to rear garden.

Kitchen

13' 6" x 7' (4.11m x 2.13m)
Wall and base level units with work surface over. Cupboard housing boiler. Built in electric oven, gas hob and extractor over. Sink unit with mixer tap. Space for fridge freezer. Space for washing machine. Space for dishwasher. Storage cupboard. Upvc double glazed door to rear garden.

First Floor

Landing

Radiator.

Bedroom One

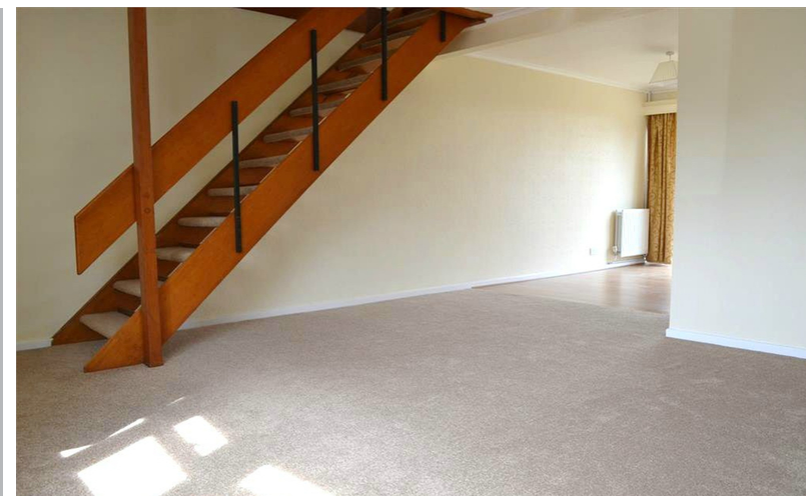
12' 2" x 9' 7" (3.71m x 2.92m)
Built in double wardrobe with hanging rail and shelving. Radiator. Upvc double glazed window to front.

Bedroom Two

10' 9" x 8' 1" (3.28m x 2.46m)
Radiator. Upvc double glazed window.

Bedroom Three

7' 11" x 7' 1" (2.41m x 2.16m)
Built in wardrobe with hanging rail. Radiator. Upvc double glazed window to rear.



Bathroom

Panelled bath with electric shower over. Wash hand basin with cupboard under. Low level WC. Radiator. Airing cupboard. Upvc frosted double glazed window.

Outside

Front Garden

Providing off road parking.

Rear Garden

Fully enclosed. Laid to lawn. Paved patio. Shed. Shingle pathway leading to gated rear access.

Agency Fees

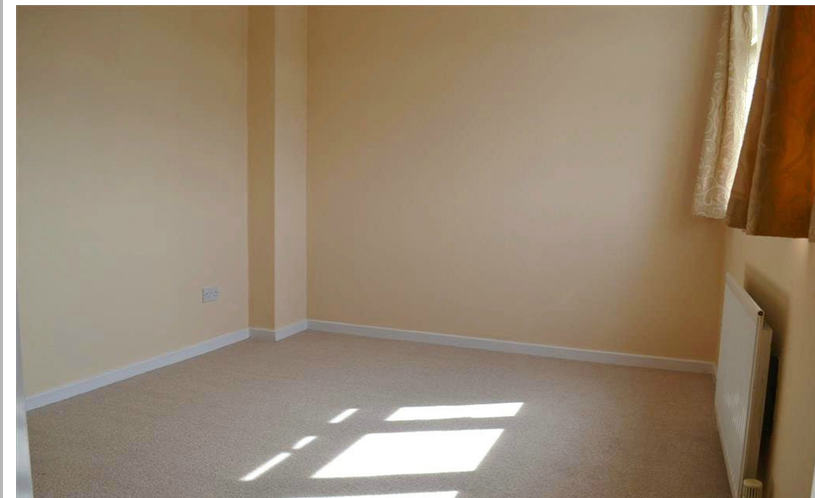
Permitted Tenant payments are:-

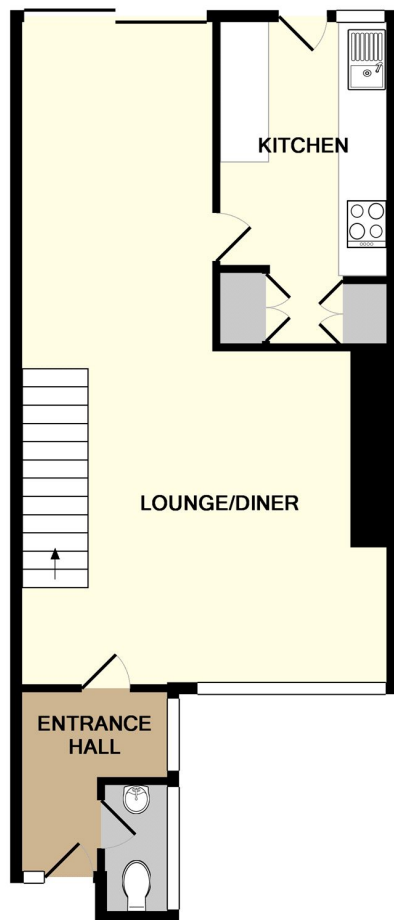
Holding deposit per tenancy – One week's rent

Security deposit per tenancy – Five week's rent

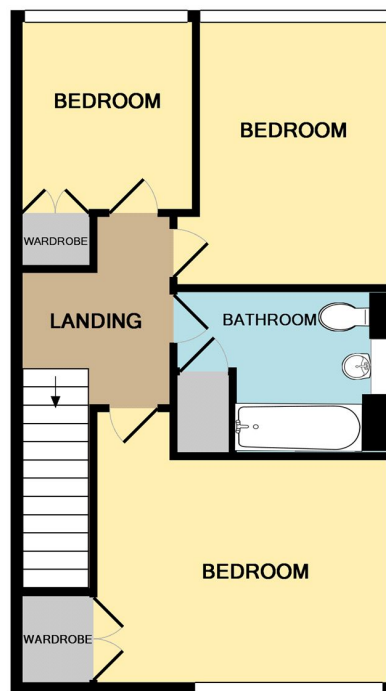
Unpaid rent – charged at 3% above Bank of England base rate from rent due date until paid in order to pursue non-payment of rent. Not to be levied until the rent is more than 14 days in arrears. Lost keys or other security devices – tenants are liable to the actual cost of replacing any lost keys or 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.

Redman Stewart Ltd T/A Country Properties are members of The Property Ombudsman (TPO) Redress Scheme. Membership number D00609. Redman Stewart Ltd T/A Country Properties are part of a Client Money Protection Scheme with Propertymark. Membership number C0016528.





GROUND FLOOR
APPROX. FLOOR
AREA 465 SQ.FT.
(43.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 420 SQ.FT.
(39.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 886 SQ.FT. (82.3 SQ.M.)

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

Made with Metropix ©2016

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

Viewing by appointment only

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