



Drews Cottage
20, Biggleswade Road, Potton,
Bedfordshire, SG19 2LU
£1,200 pcm

country
properties

This exceptional two double bedroom detached, double fronted cottage comprising of lounge, dining room, kitchen, cloakroom, two double bedrooms, bathroom, parking and gardens. Sorry pets are not permitted. Available Immediately. Six month let only. EPC Rating D. Council Tax Band C. Holding Fee £276.92. Deposit £1,384.62.

- Two Double Bedrooms
- EPC Rating D
- Council Tax Band C
- Holding Fee £276.92
- Deposit £1,384.62
- Six month let only

Ground Floor

Entrance Door Into:

Entrance Hallway

Stairs to first floor. Exposed brick to floor. Wooden doors to:

Lounge

Wood burner. Double radiator. Exposed floorboards. Double radiator. Double glazed window to front. Opening to:

Study Area

Radiator. Exposed floorboards. uPVC double glazed door to conservatory.

Conservatory

Door to rear garden.

Dining Room

Radiator. Double glazed window. Feature brick fireplace. Exposed floorboards. Door to storage cupboard. Door to:

Kitchen

Wall and base units with work surfaces over. Electric double oven, electric hob and extractor over. 1 1/2 bowl stainless steel single drainer sink unit with mixer tap. Dish washer. Space for washing machine and fridge/freezer. Inset lights. Double glazed window to rear. Underfloor heating. Door to rear. Door to:

Cloakroom

2 piece suite comprising; low level WC and wash hand basin. Double glazed frosted window to side. Double radiator. Cupboard housing boiler.

First Floor

Landing

Doors to:

Bedroom One

Radiator. Double glazed window to front.

Bedroom Two

Radiator. Built in cupboard with hanging rail. Double glazed window to front.



Re-fitted Bathroom

White suite comprising; panelled bath with mixer tap and shower attachment, low level WC and wash hand basin. Tiled flooring and splash backs. Heated towel rail. Underfloor heating. Window to side.

Outside

Front & Side

Shingle to front and side. Parking to rear for 3/4 cars.

Rear Garden

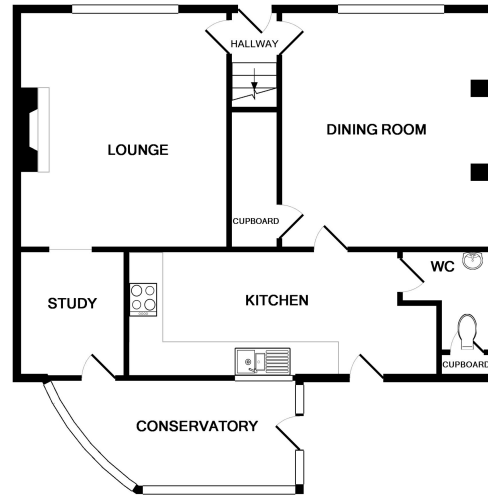
Laid to lawn. Trees. Side access. Outside tap. Small shed.

Agency Fees

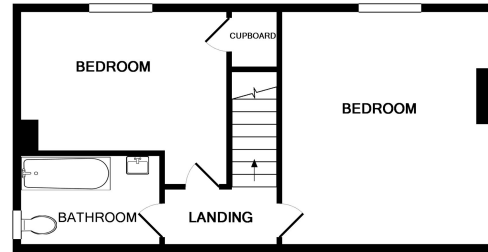
Permitted Tenant payments are:-
Holding deposit per tenancy – One week's rent
Security deposit per tenancy – Five week's rent
Unpaid rent – charged at 3% above Bank of England base rate from rent due date until paid in order to pursue non-payment of rent. Not to be levied until the rent is more than 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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GROUND FLOOR
APPROX. FLOOR
AREA 689 SQ.FT.
(64.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 390 SQ.FT.
(36.3 SQ.M.)
TOTAL APPROX. FLOOR AREA 1079 SQ.FT. (100.3 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.
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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

Country Properties | 79, High Street | SG18 0LA

T: 01767 317799 | E: biggleswade@country-properties.co.uk

www.country-properties.co.uk

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