



Sandy Road, Potton, Sandy, Bedfordshire. SG19 2QQ

| Satchells



# 1 Bedroom Terraced House

£850 pcm

## Additional charges may apply

\*PETS CONSIDERED\* This home is presented nicely throughout with a well fitted kitchen with cooker, separate dining room and lounge to ground floor. Upstairs there is a good-sized double bedroom and a very good-sized bathroom with bath and shower. Externally this property boasts a rear garden and outbuilding. Further benefits from off road parking. Available from the end of March, call now to avoid missing out!



- PETS CONSIDERED
- Double bedroom
- Two reception rooms
- Three piece bathroom suite
- Outdoor storage
- Off road parking
- Rear garden
- Popular village location
- Available end of March
- EPC rating E. Council tax band B

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A security deposit is payable at the time of your offer being accepted by the landlord/s. This is equivalent to one weeks rent and for this property is £195.61. This does then form part of your five-week holding deposit meaning once all satisfactory references are passed you will then be required to pay £782.44 For more information please contact the office.

### **Material Information:**

We are advised by the seller/landlord of the following information in good faith, but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller/landlord/tenant based on their current provider.

Water: Mains supply

Electric: Mains supply

Drainage: Connected to the mains drain

Flood risk: Low

Mobile/Phone: Good

Council Tax band: Band B

Council Tax payable: Approximately £120 per month

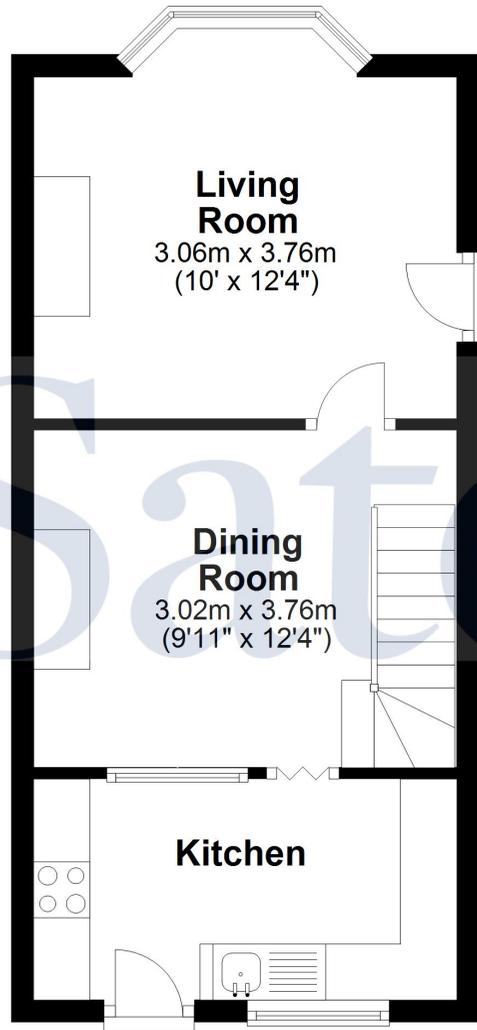
For further material information please contact the office marketing this property.



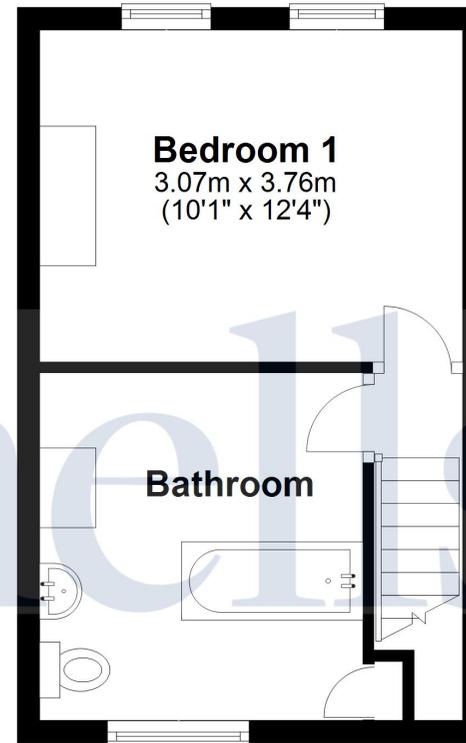
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to take a lease, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, utilities and services, title, tenure, and council tax band of the property or the tenancy terms. Some images may have been enhanced and the contents shown may not be included in the letting. Some content may have been created using AI. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

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## Ground Floor



## First Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.