



50, Blunham Road

Moggerhanger,
Bedford, MK44 3PD
£1,400 pcm

country
properties

A three bedroom property comprising of lounge/diner, kitchen, bathroom, three bedrooms, front and rear garden and off road parking for one vehicle. Available mid April. EPC rating E. Council Tax Band B. Holding fee £323.08. Deposit £1,615.37.

- Three Bedrooms
- Available Mid April
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- Holding Fee £323.08
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Front Garden

Fully enclosed with wooden fencing. Pathway leading to front door.

Lounge/Diner

Wooden door leading to front garden. Wooden flooring. Wooden skirting boards. UPVC double glazed window to front aspect. Wooden door to rear garden. Stairs rising to first floor. Log burner. Wall mounted cupboard housing fuse box and electric meter. Smoke alarm. Wooden door to under stairs storage cupboard.

Kitchen

Wooden flooring. Wooden skirting boards. Wall and base units with work surfaces over. Stainless steel sink and drainer. Freestanding dishwasher. Freestanding washing machine. Built in oven and hob with extractor over. Freestanding fridge/freezer. Two UPVC double glazed windows to side aspect. Smoke alarm.

Bathroom

Tiled flooring. UPVC double glazed obscured window to rear and side aspects. Low level WC. Wash hand basin with vanity unit. Bath with shower over. Wall mounted extractor fan. Wall mounted heated towel radiator.

Stairs and Landing

Carpeted. Wooden skirting boards. Smoke alarm.

Bedroom One

Carpeted. Wooden skirting boards. UPVC double glazed window to front aspect. Loft hatch (Not To Be Used)

Bedroom Two

Carpeted. Wooden skirting boards. UPVC double glazed window to rear aspect. Wooden door to airing cupboard housing hot water tank and associated controls. Wooden door and step into:-

Bedroom Three

Carpeted. Wooden skirting boards. UPVC double glazed window to rear aspect. Freestanding tumble dryer. Smoke alarm. Fitted shelving and hanging rails.



Rear Garden

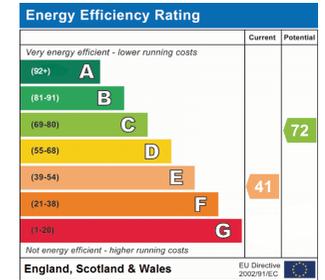
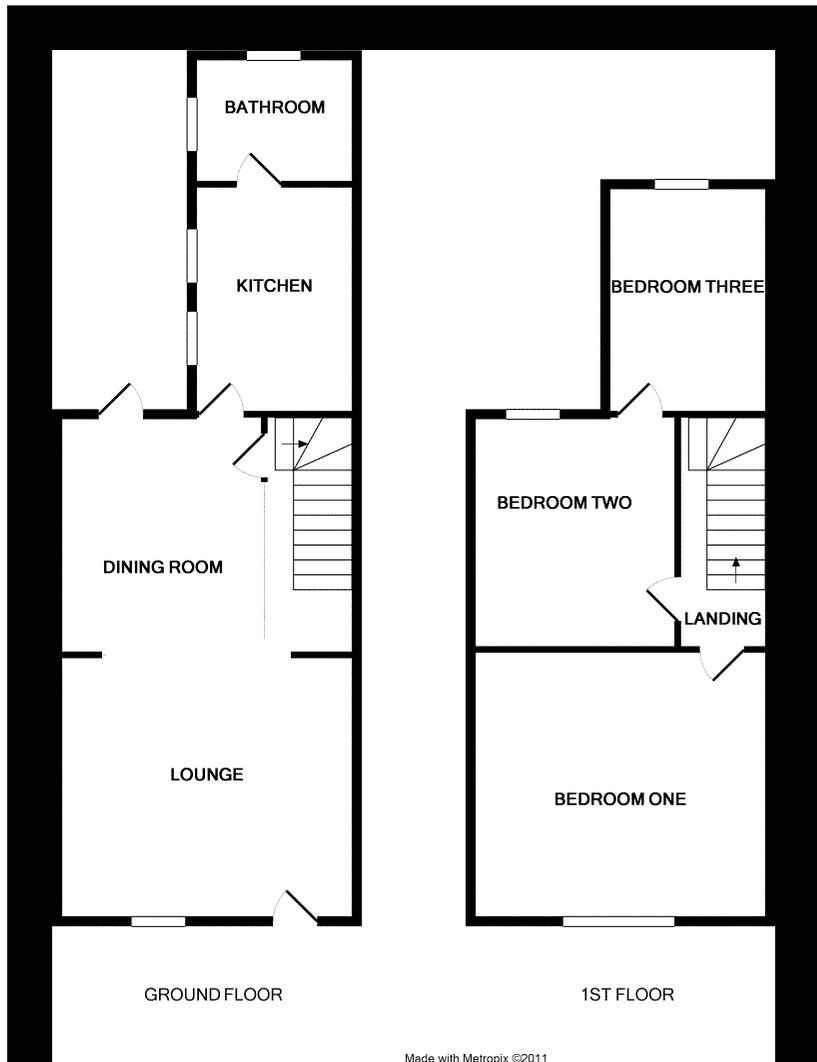
Laid to patio. Outside tap. Postbox. Outside light.
White outbuilding not included within the tenancy.
Shared gravel driveway. Outside electric socket.
Off road parking for one car. Bin storage shed.
Mainly laid to lawn. Gravel seating area with two
vegetable/flower beds. Wooden fencing with two
wooden gates. Two wooden sheds. Further garden
with mature shrubs and trees. Patio area.

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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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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