



# 22, High Street

Wrestlingworth, Sandy,  
Bedfordshire, SG19 2EP  
£1,200 pcm

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An opportunity not to be missed, this well presented recently fully redecorated two bedroom cottage located in the village of Wrestlingworth. Comprising of lounge, kitchen, ground floor bathroom, two bedrooms, rear garden and off road parking. Available now. Sorry no pets. Council Tax Band C. EPC TBC. Holding Fee £276.92. Deposit £1,384.62

- Ground floor bathroom with underfloor heating
- Lounge with woodburning stove
- Allocated parking for 1/2 cars
- Council Tax Band C
- Holding Fee £276.92
- Deposit £1,384.62

### Lounge

11' 06" x 11' 01" (3.51m x 3.38m)

Newly carpeted. Wall mounted electric heater. UPVC double glazed door to front aspect. UPVC double glazed window to front aspect. Wood burner. TV aerial and satellite points. Multi point socket. Smoke alarm. Wooden doors to storage cupboard housing fuse box and electric meter. CO alarm.

### Kitchen

11' 11" x 8' 08" (3.63m x 2.64m)

Tiled flooring. Wall and base units with granite work surfaces over. Stainless steel sink. Built in oven and hob with extractor over. Freestanding fridge/freezer. Freestanding washing machine. UPVC double glazed window to rear aspect. Stairs rising to first floor. Wall mounted electric heater.

### Inner Hallway

Tiled flooring. UPVC double glazed door to rear aspect. Control panel for underfloor heating. Wooden door to storage cupboard housing hot water tank and associated pipe work with fitted shelving.

### Bathroom

6' 06" x 4' 10" (1.98m x 1.47m)

Tiled flooring with underfloor heating. Wooden obscured double glazed window to rear aspect. Wash hand basin. Low level WC. Bath with shower over and an out of sight shower curtain. Wall mounted heated towel rail. Wall mounted extractor fan. Wall mounted heated mirror with light. Wall mounted medicine cabinet.

### Stairs and Landing

Carpeted and recently cleaned. Smoke alarm.

### Bedroom One

11' 10" NT x 10' 08" x 11' 00" (3.61m NT x 3.25m x 3.35m)

Carpeted and recently cleaned. UPVC double glazed window to front aspect. Wall mounted electric heater. Free standing wardrobe. TV aerial point.





## Bedroom Two

8' 09" x 9' 00" (2.67m x 2.74m)

Carpeted and recently cleaned. Wall mounted electric heater. UPVC double glazed window to rear aspect. Loft hatch (Not To Be Used). TV aerial and satellite point. Wooden doors opening to built in wardrobe with hanging rail.

## Rear Garden

Shared driveway to side leading to one allocated parking space and the option of a second parking space for a small car. Steps down to patio area and wooden shed. Further steps down to another area laid to slate with shrubs. Steps down to a patio area laid to slate with a pathway to the back door. Outside tap. Outside lights. Wall mounted pull out washing line.

## Agent Notes

We have been informed by the owner that the property underwent full renovations and rewiring 10 years ago.

## 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 terminate 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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## Viewing by appointment only

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