



8, Durham Close

Biggleswade,
Bedfordshire, SG18 8HZ
£850 pcm



This one bedroom cluster home is located in a cul de sac location, offering allocated parking for 1 car, gas central heating, double glazing and front garden which is laid to lawn. Internally there is a lounge and kitchen to the ground floor with one bedroom and bathroom to the first floor. Available mid October. EPC Rating C. Council Tax Band B. Holding fee £196.15. Deposit £980.77.

- One allocated parking space
- One bedroom cluster home
- EPC rating C
- Council Tax Band B
- Holding Fee £196.15
- Deposit £980.77

Ground Floor

Entrance

Front door into:

Living Room

10' 10" x 11' 02" (3.30m x 3.40m)
Carpet. Bay window to front. Electric fireplace.
Radiator.

Kitchen

6' 06" x 8' 03" (1.98m x 2.51m)
Built in white wall and base units with work surface over and single bowl sink. Washing machine, double freestanding gas oven and hob. Vinyl tile flooring. Boiler. Under stair storage. Window to front. Radiator.

First Floor

Stairs and Landing

Carpeted.

Bedroom

10' 10" x 11' 03" (3.30m x 3.43m)
Cupboard over stairs. Radiator. Window to front.
Carpet.

Bathroom

4' 09" x 6' 05" (1.45m x 1.96m)
Three piece white suite comprising of WC, wash hand basin and bath with shower over. Tiled floor.
Radiator. Window to front.

External

Front garden

Mainly laid to lawn with path leading to front door.



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/

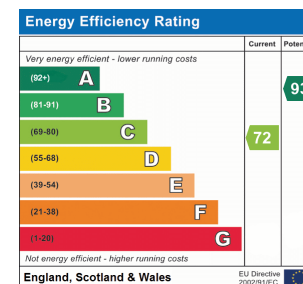
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

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.

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.





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

country
properties