



1, Horslow Street
Potton, Sandy,
Bedfordshire, SG19 2NS
£1,800 pcm

country
properties

This superb 4 bedroom detached character property with modern amenities must be viewed internally to fully appreciate what is on offer. The property comprises; reception hall/study area, lounge, playroom, dining room, re-fitted kitchen, sun room, downstairs bathroom, 4 bedrooms, shower room, gardens, outbuilding and off road parking. EPC Rating D. Council Tax Band E. Available late December. Holding Fee £415.38. Deposit £2,076.92.

- 4 BEDROOMS
- Council Tax Band - E
- EPC - D
- Holding Fee £415.38
- Deposit £2,076.92
- Available Late December

Entrance Hall

14' 4" x 9' 6" (4.37m x 2.90m) Wooden front door into entrance hall. Laminate flooring. Wooden Skirting boards. Radiator. Stairs rising to first floor. UPVC double glazed sash style window to front aspect. Understairs storage.

Lounge

14' 02" x 12' 09" (4.32m x 3.89m) Laminate flooring. Wooden skirting boards. Two radiators. UPVC double glazed sash style window to front aspect. Fireplace (non working). Wooden door into:

Office/Playroom

16' 03" x 5' 03" (4.95m x 1.60m) Laminate flooring. Wooden skirting boards. Wooden windows to rear aspect. Wooden door to rear garden. Electric heater.

Dining Room

11' 08" x 10' 06" (3.56m x 3.20m) Laminate flooring. Wooden skirting boards. Radiator. Two wooden windows to side aspect.

Kitchen

10' 08" x 10' 08" (3.25m x 3.25m) Tiled flooring. Wooden skirting boards. Wall and base units with work surface over. Butler sink. Space for washing machine. Built in dishwasher. Built in fridge. Rangemaster Classic 90 with extractor over. wall mounted boiler. Two wooden windows to the side aspect. Radiator.

Inner Hallway

11' 06" x 5' 03" (3.51m x 1.60m) Tiled flooring. Radiator. UPVC double glazed sliding patio doors to garden. UPVC double glazed window to rear aspect. Loft hatch (Not to be used).

Bathroom

11' 07" x 4' 05" (3.53m x 1.35m) Tiled flooring. UPVC double glazed obscured window to rear aspect. Wash hand basin with vanity unit. Bath with shower over. WC. Wall mounted heated towel radiator. Wall mounted extractor fan.

Stairs and Landing

Carpeted. Wooden skirting boards. Loft hatch (Not to be used). Smoke alarm. Radiator. Wooden double glazed sash style window to side aspect.

Bedroom Four

8' 0" x 10' 02" (2.44m x 3.10m) Carpeted. Wooden skirting boards. Radiator. Wooden double glazed window to front aspect.



Bedroom One

14' 09" x 12' 04" (4.50m x 3.76m) Carpeted. Wooden skirting boards. wooden double glazed sash style window to rear aspect. Wooden double glazed window to front aspect. Two built in wardrobes. Radiator.

Shower Room

Tiled flooring. WC. Wash hand basin. Shower cubicle. Wall mounted extractor fan. Wall mounted heated towel radiator.

Bedroom Three

6' 11" x 8' 03" (2.11m x 2.51m) Carpeted. UPVC double glazed window to side aspect. Heating and hot water control. Wooden door to airing cupboard housing hot water tank.

Bedroom Two

10' 04" x 10' 01" (3.15m x 3.07m) Carpeted. wooden skirting boards. Wooden window to side aspect. Radiator.

Rear Garden

Laid to lawn. Large patio area. Pathway. Outside light. Flower beds. Steps up to garage. Wooden gate leading to rear access providing parking for two cars. Outside tap.

Garage

Loft hatch (Not to be used). Laminate flooring. Wooden skirting boards. Power and light. UPVC double glazed window overlooking the garden. Double wooden doors leading to offer road parking. Fitted alarm. Fusebox.

Agency Fees

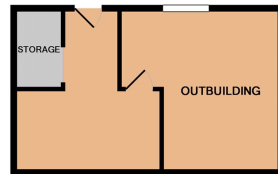
Permitted Tenant payments are:-
Holding deposit per tenancy – One week's rent
Security deposit per tenancy – Five week's rent
Unpaid rent – charged at 3% above Bank of England base rate from rent due date until paid in order to pursue non-payment of rent. Not to be levied until the rent is more than 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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1ST FLOOR
APPROX. FLOOR
AREA 590 SQ.FT.
(54.8 SQ.M.)
TOTAL APPROX. FLOOR AREA 1622 SQ.FT. (150.7 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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GROUND FLOOR
APPROX. FLOOR
AREA 1032 SQ.FT.
(95.9 SQ.M.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	73
(39-54)	E	59
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

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