



20, Maskin Drive

Biggleswade,
Bedfordshire, SG18 8JQ
£1,200 pcm

country
properties

A two bedroom property comprising of front garden, entrance hall, cloakroom, kitchen, lounge, two bedrooms, en-suite to master bedroom, family bathroom, rear garden, garage and one allocated parking space. Available immediately. EPC Rating B. Council Tax Band C.

- Two Bedrooms
- En-Suite to Master
- One Allocated Parking Space
- Garage
- EPC Rating B
- Council Tax Band C

Front Garden

Pathway leading to UPVC double glazed front door. Metal railing around front garden. Gas meter box. Electric meter box. Gravel area with shrubs. Outside light.

Entrance Hall

Vinyl flooring. Wooden skirting boards. Radiator. Stairs rising to first floor. Smoke alarm.

Cloakroom

5' 01" x 2' 11" (1.55m x 0.89m) Vinyl flooring. Wooden skirting boards. Radiator. UPVC double glazed obscured window to front aspect. Low level WC. Wash hand basin. Ceiling mounted extractor fan.

Kitchen

9' 10" x 6' 0" (3.00m x 1.83m) Vinyl flooring. Wooden skirting boards. UPVC double glazed window to front aspect. Wall and base units with work surface over. Stainless steel sink and drainer. Built in oven and gas hob with extractor over. Integrated dishwasher. Integrated fridge/freezer. Integrated washing machine. Wall mounted gas boiler.

Lounge

15' 05" NT x 10' 01" x 13' 01" NT 9' 06" (4.70m NT x 3.07m x 3.99m NT x 2.90m) Carpeted. Wooden skirting boards. Radiator. UPVC double glazed doors and windows to rear garden. TV aerial socket. Telephone socket. Wooden door to under stairs cupboard housing fuse box.

Stairs and Landing

Carpeted. Wooden skirting board. Loft hatch (Not To Be Used). Radiator. smoke alarm.

Bedroom One

9' 09" x 10' 01" (2.97m x 3.07m) Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect. TV aerial point. Telephone socket.

En-Suite

Vinyl flooring. Radiator. Wash hand basin. Low level WC. Shower enclosure. Wall mounted extractor fan.

Family Bathroom

6' 02" x 6' 07" (1.88m x 2.01m) Vinyl flooring. Wooden skirting boards. Radiator. Low level WC. Wash hand basin. Bath. Ceiling mounted extractor fan.

Bedroom Two

13' 01" x 8' 04" (3.99m x 2.54m) Carpeted. Wooden skirting boards. Radiator. Two UPVC double glazed window to front aspect. Free standing wardrobe. Wooden door to large storage cupboard.



Rear Garden

Patio area. Pathway leading to garage. Laid to lawn. Wooden gate to rear access. Outside light. Personnel door into garage.

Garage

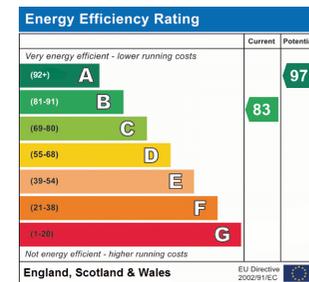
One allocated parking space to front. Up and over door. Concrete flooring. Power and light. Wooden ceiling beams.

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

Viewing by appointment only

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