



# 16, Swansholme Gardens

Sandy,  
Bedfordshire, SG19 1HJ  
£1,750 pcm

country  
properties



A very well presented and extended 4 bedroom detached family home in popular residential location! This wonderful home offers spacious and airy accommodation throughout with a South facing rear garden, off road parking and attached garage. Council Tax Band E. Holding fee £403.85. Deposit £2019.23. Available early December.

- 4 Bedroom Detached House
- Garage
- South Facing Garden
- Council Tax Band E
- Holding Fee £403.85
- Deposit £2,019.23

### Front Garden

Laid to shingle with raised beds and borders. One car driveway leading to attached single garage.

### Entrance Hall

Radiator. Stairs rising to first floor. Under stairs storage cupboard. Doors to:

### Utility Room

8' 5" x 4' 3" (2.57m x 1.30m) Window to side aspect. Space for fridge/freezer. Internal door to garage.

### Lounge

24' 4" x 12' 0" (7.42m x 3.66m) Window to front aspect. Two radiators. Opening to:

### Dining Room

8' 0" x 12' 2" (2.44m x 3.71m) Radiator. Bi-folding doors to rear garden. Door to:

### Cloakroom

6' 2" x 3' 0" (1.88m x 0.91m) Window to rear aspect. Window to side aspect. Radiator. Wash hand basin. WC.

### Kitchen

12' 1" x 8' 9" (3.68m x 2.67m) Window to the rear aspect. Radiator. Range of wall mounted and base level units with work surface over. Inset sink with drainer. Integral induction hob with extractor over. Double oven and grill. Fridge/freezer. Washing machine. External door to side.

### First Floor

### Landing

Window to side aspect. Loft hatch (Not To Be Used). Doors to:

### Bedroom One

13' 8" x 8' 8" (4.17m x 2.64m) Two windows to the front aspect. Radiator.

### Bedroom Two

17' 6" x 7' 7" (5.33m x 2.31m) Window to rear aspect. Radiator. Built in wardrobes. Door to:

### En-Suite

5' 7" x 5' 7" (1.70m x 1.70m) Radiator. WC. Wash hand basin. Shower cubicle.

### Bedroom Three

9' 10" x 11' 9" (3.00m x 3.58m) Window to front aspect. Radiator. Built in wardrobes.





## Bedroom Four

9' 2" x 7' 5" (2.79m x 2.26m) Window to rear aspect. Radiator. Airing cupboard.

## Family Bathroom

6' 11" x 7' 4" (2.11m x 2.24m) Window to rear aspect. Window to side aspect. Heated towel radiator. Radiator. Wash hand basin. Bath with shower over and screen. WC.

## Garage

15' 2" x 8' 7" (4.62m x 2.62m) Light and power. Up and over door. Internal door into utility room.

## Rear Garden

South facing rear garden with patio area leading to lawn with established beds and borders. Timber Summer House. Gated access at the side to the front.

## 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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## Viewing by appointment only

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