



17, Walker Mead

Biggleswade,
Bedfordshire, SG18 8GW
£1,650 pcm

COUNTRY PROPERTIES
PART OF HUNTERS

This four bedroom property is set over three floors in the popular Kings Reach Development, it offers ample living space, a private enclosed rear garden and off road parking for two cars to the rear. Internally on the ground floor it comprises of a kitchen/lounge, separate living room and cloakroom, three bedrooms and family bathroom to the first floor and main bedroom and ensuite to the second floor. Sorry no pets. Available mid to late December 2021.

- Four bedroom home
- Three storey accommodation
- Carport to the rear
- Family bathroom to first floor and en suite to main bedroom
- Spacious living space
- No pets
- Available mid to late December 2021
- Private enclosed rear garden

Ground Floor

Front

Plant and shrubs. Electric, gas and water meters. Outside light. Pathway to front door. UPVC front door with canopy over.

Entrance Hall

6' 10" x 5' 0" (2.08m x 1.52m)
Amtico Signature flooring. Wooden skirting boards. Radiator. Fuse box. Stairs rising to first floor. Wooden door into:

Open plan Kitchen

11' 02" x 12' 07" (3.40m x 3.84m) narrowing to 8'10"
Amtico Signature flooring. Wooden skirting boards. Wall and base units with work surface over. 1 1/2 bowl sink and drainer. Built in Fridge freezer, washing machine, dishwasher, double oven and hob with wall mounted extractor. UPVC double glazed window to front. Wooden door into under stairs storage cupboard.

Cloakroom

6' 02" x 3' 05" (1.88m x 1.04m)
Tiled flooring. Wooden skirting boards. Radiator. Wash hand basin. Low level WC. Ceiling mounted extractor fan.

Living Room

13' 09" x 15' 11" (4.19m x 4.85m)
Amtico Signature flooring. Wooden skirting boards. Two radiators. UPVC double glazed window to rear. UPVC double glazed patio doors opening to rear garden.

First floor

Stairs and landing

Carpeted. Wooden skirting boards. Radiator. Wooden door into storage housing hot water tank.

Bedroom One

11' 01" x 5' 11" (3.38m x 1.80m)
Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to rear.

Bedroom Two

11' 02" x 9' 10" (3.40m x 3.00m) narrowing to 8'11" x 9'10"
Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to rear. Built in double wardrobe.

Bathroom

6' 08" x 5' 07" (2.03m x 1.70m)



Amtico Signature flooring. Wooden skirting boards. Radiator. WC. Wash hand basin. Bath with shower over. Ceiling mounted extractor fan.

Bedroom Three

10' 08" x 9' 02" (3.25m x 2.79m) narrowing to 8'05" x 9'02"

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to front. Built in double wardrobe.

Second floor

Second Stairs and Landing

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to front.

Bedroom Four

15' 10" x 17' 07" (4.83m x 5.36m) narrowing to 10'08" x 10'06"

Carpeted. Wooden skirting boards. Two radiators. Skylight. UPVC double glazed window to front. Built in wardrobe.

En-suite

4' 11" x 6' 03" (1.50m x 1.91m)

Amtico Signature flooring. Wooden skirting boards. Radiator. Wash hand basin. WC. Shower cubicle. Skylight. Ceiling mounted extractor fan.

Outside

Rear Garden

Laid to lawn. Patio area. Paved patio leading to rear gate and shed. Wooden fenced boundaries. Outside light. Beyond rear gate:

Carport

Parking for two cars.

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.

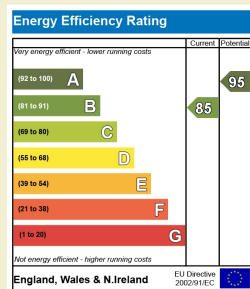
Change of sharer at the tenant's request - £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

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 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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