



9, Drove Road

Gamlingay,
Bedfordshire, SG19 2HS

£1,450 pcm

country
properties

Three bedroom semi detached cottage in an idyllic rural location with stunning views. Comprising of entrance hall, lounge, kitchen/diner, three bedrooms, bathroom, separate WC, large garden, garage and off road parking. Benefiting from a wood burning stove, brand new carpets and fully redecorated. One small pet considered. Available now. EPC Rating D. Council Tax Band B.

Ground Floor

Entrance Hall

Brand new carpet. Wooden skirting boards. Radiator. Carpeted. Wooden door into lounge.

Lounge

12' 5" x 12' 1" (3.78m x 3.68m) Brand new carpet. Wooden skirting boards. Radiator. Window to front aspect. Wooden door into storage area with shelves and window. Wooden door into under stairs storage. Wood burner.

Kitchen/Diner

17' 4" x 7' 11" (5.28m x 2.41m) Wooden door into kitchen area. Tiled flooring. Wooden skirting boards. Wall and base units with work surface over. Stainless steel sink and drainer. Space for washing machine. Space for fridge freezer. Built in electric oven and hob with extractor over. Panelled radiator to dining room area. Built in storage cupboard. Wall mounted oil boiler. Windows to side and rear.

First Floor

Bedroom One

12' 6" x 9' 2" (3.81m x 2.79m) Brand new carpet. Wooden skirting boards. Radiator. Window to front. Wooden door to storage area with wooden shelf. Feature fireplace.

Bedroom Two

10' 8" x 8' 0" (3.25m x 2.44m) Brand new carpet. Wooden skirting boards. Radiator. Window to rear. Wooden door opening to airing cupboard housing hot water tank and controls.

Bedroom Three

Brand new carpet. Wooden skirting boards. Radiator. Window to side.

Separate WC

4' 5" x 2' 11" (1.35m x 0.89m) Vinyl flooring. Wooden skirting boards. Window to rear. Low level WC. Radiator.



Bathroom

7' 11" x 4' 2" (2.41m x 1.27m) Vinyl flooring. Wooden skirting boards. Window to side. White plastic bath with plastic side panel and wall mounted electric shower. Wash hand basing with vanity unit. Radiator.

Outside

Garage

Up and over door. Concrete floor. Power and light. Parking to front and side.

Garden

Mainly laid to lawn. Mature trees and shrubs. Outside light. Sky dish. Oil tank. External storage outbuildings.

Agency Fees

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.

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





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

Country Properties | 79, High Street | SG18 0LA

T: 01767 317799 | E: biggleswade@country-properties.co.uk

www.country-properties.co.uk

country
properties