



110, Winston Crescent

BIGGLESWADE,
Bedfordshire, SG18 0HA
£950 pcm

COUNTRY PROPERTIES
PART OF HUNTERS

This 3 bedroom terrace house is situated within a short walk from the town centre and train station. The property offers 3 bedrooms, 3 reception rooms, kitchen, downstairs cloakroom, first floor bathroom and enclosed rear garden. No pets allowed. Available now.

- Terrace house
- 3 bedrooms
- Downstairs cloakroom
- 3 reception rooms
- Kitchen
- First floor bathroom
- Enclosed rear garden
- No pets allowed
- Available now

Ground Floor

Porch

Concrete floor. Windows to front.

Hall

Laminate floor. Stairs.

Lounge/Diner

Lounge Area 12' 9" x 12' 1" (3.89m x 3.68m)

Dining Area 8' 11" x 7' 7" (2.72m x 2.31m)

Carpet. Radiator. Window to front.

Snug/Reception

9' 0" x 7' 5" (2.74m x 2.26m)

Wood floor. Patio doors. Window to rear.

Kitchen

9' 5" x 9' 1" (2.87m x 2.77m)

Oven. Hob. Under counter fridge. Sink. Storage cupboard. Vinyl flooring. Window to rear.

WC

5' 0" x 4' 0" (1.52m x 1.22m)

Toilet. Sink. Vinyl floor.

Back Hall

Vinyl floor. Radiator. Door to garden. Window to rear.

Study

11' 6" x 5' 2" to 9' 9" (3.51m x 1.57m)

Carpet. Window to front.

Stairs

Carpet. Recess area.

Bedroom One

12' 1" x 10' 4" (3.68m x 3.15m)

Carpet. Radiator. Built-in wardrobes. Window to front.

Bedroom Two

7' 7" x 9' 2" (2.31m x 2.79m) to 5' 9" x 11' 11" (1.75m x 3.63m)

Carpet. Radiator. 2x storage cupboards, one with water tank and one with boiler. Window to rear.



Bedroom Three

6' 8" x 12' 2" (2.03m x 3.71m)

Carpet. Radiator. Storage area. Window to front.

Bathroom

8' 5" x 6' 0" (2.57m x 1.83m)

Toilet. Sink. Bath. Vinyl floor. Radiator. 2 windows to rear.

Outside

Front

Slabs. Fence.

Rear Garden

Slabs. Shingle area. Back gate. Enclosed.

Letting 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 valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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