



82a, St Neots Road

Sandy,
Bedfordshire, SG19 1LG
£1,295 pcm

country
properties

We are delighted to offer this recently renovated two bedroom property situated in Sandy. Comprising of front garden, entrance hall, lounge/diner, kitchen, two bedrooms, family bathroom, rear garden with outside cabin and two allocated parking spaces. The property is located within 0.8 miles (as per Google Maps) of Sandy Train Station with direct links into London and is within walking distance of Sandy Town Centre. Available now. EPC Rating D. Council tax Band C. Holding fee £298.85. Deposit £1,494.23.

- Council Tax Band C
- EPC Rating D
- Holding Fee £298.85
- Deposit £1,494.23
- Recently Renovated with Brand New Appliances
- New Radiators with Heat Saving Technology

Front Garden

Laid to block paving. Electric meter. Step up to UPVC double glazed front door.

Entrance hall

Karndean flooring. Wooden skirting boards. Electric heater. Stairs rising to first floor. Smoke alarm. Fuse box. Wooden door to:

Lounge

22' 05" x 12' 03" NT x 8' 10" (6.83m x 3.73m NT x 2.69m)
Karndean flooring. Wooden skirting boards. Two electric heaters. UPVC double glazed window to front aspect. UPVC double glazed patio doors to rear. Wooden door to under stairs cupboard. TV aerial point. NTL socket. BT master 5C socket. NTL socket.

Kitchen

5' 09" x 7' 10" (1.75m x 2.39m)
Karndean flooring. Wooden skirting boards. Wall and base units with work surfaces over. Stainless steel sink and drainer. Built in oven and induction hob with extractor over. Freestanding fridge/freezer. Freestanding washing machine. Smoke alarm. UPVC double glazed window to rear aspect.

Stairs and Landing

Brand new carpet. Wooden skirting boards. Smoke alarm.

Bedroom One

8' 08" x 11' 05" (2.64m x 3.48m)
Brand new carpet. Wooden skirting boards. UPVC double glazed window to front aspect. Electric heater. Wooden door to built in wardrobe with lights and hanging rail. Wooden door to over stairs storage housing hot water tank and shelving.

Bedroom Two

10' 11" x 5' 10" (3.33m x 1.78m)
Brand new carpet. Wooden skirting boards. UPVC double glazed window to rear aspect. Electric Heater. Loft hatch (not to be used).



Bathroom

6' 02" x 6' 11" (1.88m x 2.11m)

Karndean flooring. Wooden skirting boards. Low level WC. Wash hand basin with vanity unit. Bath with shower over. Wall mounted heater. UPVC double glazed obscured window to rear aspect. Ceiling mounted extractor fan. Shaver socket. Wall mounted mirrored medicine cabinet.

Read Garden

Paved. outside tap. Outside light. Fully enclosed with wooden fencing. Wooden gate with lock leading to two parking spaces. Outside electric socket.

Cabin

9' 01" x 5' 09" (2.77m x 1.75m)

Double doors into cabin. Power and light. Freestanding tumble dryer with work surfaces over and three draw unit. Hanging rail. Window to front aspect and side aspect.

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.

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 part of a Client Money Protection Scheme with Propertymark. Membership number C0016528.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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www.country-properties.co.uk

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