



118, Sun Street

Biggleswade,
Bedfordshire, SG18 0BZ
£1,295 pcm

country
properties

Two bedroom house within walking distance of the Town Centre and Train Station. Comprising of entrance hall, lounge, kitchen, two bedrooms, family bathroom and rear garden. Available Immediately. EPC Rating D. Council Tax Band B. Holding fee £298.85. Deposit £1,494.23.

- Two Bedroom House
- Newly Fitted Bathroom
- EPC Rating D
- Council Tax Band B
- Holding Fee £298.85
- Deposit £1,494.23

GROUND FLOOR

Pannelled entrance door opening to:

Entrance Lobby

Radiator, fuse box, telephone point, pannelled door to:

Lounge

14' 9" x 12' 6" (4.50m x 3.81m)

Upvc double glazed window to front, radiator, tv and two telephone points, stairs to first floor, doorway to:

Kitchen/Dining Room

13' 2" x 10' 3" (4.01m x 3.12m)

Refitted to a modern specification with a range of wall and floor units, work surface, single bowl sink unit, integrated oven and hob, extractor over, integrated dishwasher, freestanding washing machine, freestanding fridge and freestanding freezer, concealed wall mounted boiler, upvc double glazed window to rear, upvc double glazed door to rear.

FIRST FLOOR

First Floor Landing

Ceiling hatch to loft space (NOT TO BE USED), fitted airing cupboard, pannelled doors to:

Bedroom One

13' 2" x 9' 4" (4.01m x 2.84m)

Carpeted, radiator, telephone point, upvc double glazed window to front.

Bedroom Two

13' 2" x 7' 4" (4.01m x 2.24m)

Twin upvc double glazed window to rear, radiator.

Bathroom

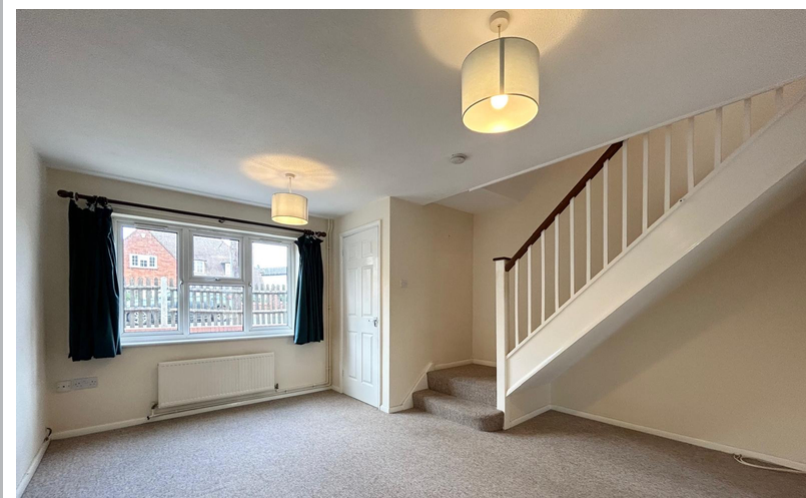
Newly fitted bathroom suite comprising of wc, wash hand basin, electric shower over the bath, part tiled walls, radiator, upvc double glazed window to side.

OUTSIDE

Rear Garden

Paved patio onto lawn area, pannelled shed, gate to side.

Communal parking.



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/

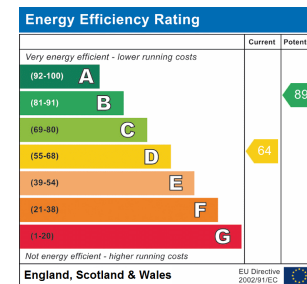
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

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.

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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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www.country-properties.co.uk

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