



20, Rose Lane

Biggleswade,
Bedfordshire, SG18 0JT
£1,195 pcm

country
properties

Looking for a cosy retreat with character and charm? This delightful two-bedroom cottage is available for rent in the Town Centre location. Perfect for those who love the blend of modern living with a touch of history, this home offers: lounge/diner, modern kitchen, newly fitted downstairs bathroom, two bedrooms, courtyard garden and an outbuilding with the potential for a home office. This beautiful home offers the convenience of town centre living, with shops, cafes, and direct transport links into London just moments away. Whether you're looking to enjoy the peaceful garden or step out into the vibrant local community, this cottage truly has it all. Council Tax Band B. EPC Rating D. Holding Fee £275.77. Deposit £1,378.85.

- Two Bedroom Cottage
- Town Centre Location
- Council tax Band B
- EPC Rating D
- Holding Fee £275.77
- Deposit £1,378.85

UPVC double glazed front door into:-

Lounge/Diner

19' 09" x 10' 08" (6.02m x 3.25m)

Wooden flooring. UPVC double glazed sash style window to the front aspect. Stairs riding to first floor. Two wall mounted radiators. Smoke alarm. Feature fireplace. Double wooden doors opening into storage cupboard housing fuse box, gas meter and electric meter. Wooden door opening into under stairs storage cupboard. Telephone socket.

Kitchen

8' 06" x 9' 06" (2.59m x 2.90m)

Wooden flooring. UPVC double glazed door to rear garden. Wall and base units with work surfaces over. Ceramic sink and drainer. Freestanding fridge/freezer. Freestanding oven and hob with extractor over. Water meter.

Bathroom

7' 06" x 5' 01" (2.29m x 1.55m)

Vinyl flooring. UPVC double glazed obscured window to the rear aspect. Low level WC. Bath with shower over. Wash hand basin with vanity unit. Wall mounted heated towel radiator. Wall mounted extractor fan. Wooden door opening to cupboard housing gas boiler. Wooden door opening to cupboard with associated pipe work.

Stairs and Landing

Carpeted. Wooden skirting boards. Loft hatch (Not to be used). Smoke alarm.

Bedroom One

11' 0" NT x 9' 09" x 11' 0" (3.35m NT x 2.97m x 3.35m)

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed sash style window to the front aspect. Two hanging rails to the alcove area.

Bedroom Two

7' 11" x 8' 04" (2.41m x 2.54m) Carpeted. Wooden skirting boards. Radiator. UPVC double glazed sash style window to the rear aspect.

Courtyard Garden

Laid to patio. Wooden gate for side access to allow movement of refuse bins. Please note that the garden does not have shared access. Fully enclosed with wooden fencing. Outside light. Outside tap. Mature shrubs and trees.



Outbuilding

10' 07" x 10' 06" (3.23m x 3.20m)

UPVC double glazed door. Wooden flooring.
Wooden skirting boards. UPVC obscured glazed window and UPVC double glazed window. Fusebox.
Power, light and hardwired internet access, providing the ideal home office space.
Freestanding washing machine. Freestanding tumble dryer.

Agent Notes

Parking:

Whilst there is no allocated parking with the property, you can apply for a permit at Rose Lane car park for approximately £169.00 per year.

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 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(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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