



29, Blunham Road

Biggleswade,
Bedfordshire, SG18 8BY
£1,195 pcm

country
properties

This two bedroom end of terrace property is conveniently located for the town centre and train station. The property offers lounge/diner, kitchen including white goods, two bedrooms, family bathroom, rear garden and allocated parking for one car. One small pet considered. Available early May. EPC rating- TBC. Council tax band- B

- Two Bedroom House
- One Small Pet Considered
- Close To Local Amenities
- Council Tax Band B
- Holding Fee £275.77
- Deposit £1,378.85

Ground Floor

Front door into:

Entrance Hall

Window to front. Stairs to first floor. UPVC front door. Under stairs storage recess. Radiator. Laminate flooring. Doors to:

Kitchen

9' 5" x 5' (2.87m x 1.52m)

Wall and base units with work surfaces over. Free standing fridge/freezer. Free standing washing machine. Free standing oven and hob. Stainless steel circular bowl and drainer sink unit with mixer tap. Wall mounted boiler. Double glazed window to front. Ceramic tiled floor.

Lounge/Dining Room

14' 6" x 11' 4" (4.42m x 3.45m)

Laminate flooring. Two radiators. Coved ceiling. TV Ariel point. Telephone point. Double glazed french doors to rear garden.

First Floor

Landing

Access to loft (NOT TO BE USED). Double glazed window to side. Door to:

Bedroom One

11' 4" x 9' 10" (3.45m x 3.00m) Radiator. Laminate flooring. Double glazed window to rear. Coved ceiling.

Bedroom Two

8' 3" x 7' 10" (2.51m x 2.39m) Door to airing cupboard with cylinder and shelving. Double glazed window to front. Radiator. Laminate flooring.

Bathroom

Three piece suite comprising of bath with mixer tap and shower attachment. Pedestal basin. Low level WC. Radiator, Light. Extractor fan.

Outside

Front Garden

Small enclosed front garden. Pathway leading to front door. Gated side access to:

Rear Garden

Blocked paving. Shingle area. Artificial lawn. Gated access to parking. One allocated parking space



Allocated Parking

Space situated directly behind the property.

Agency Fess

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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Viewing by appointment only

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