



127, Bunyan Road

Biggleswade,  
Bedfordshire, SG18 8QQ  
£1,100 pcm

country  
properties



Situated within easy access of the Town Centre and Train Station, this two bedroom cluster style home comprising of entrance hall, lounge, kitchen, two bedrooms, bathroom, enclosed rear garden & allocated parking. Available mid February. EPC Rating D. Council Tax Band B. Holding fee £253.85. Deposit £1,269.23.

- Two Bedroom Cluster House
- Close To Local Amenities
- EPC Rating D
- Council Tax Band B
- Holding Fee £253.85
- Deposit £1,269.23

## Ground Floor

### Front Door Into:-

### Entrance Hall

Storage cupboard housing boiler and storage over. Under stairs storage cupboard. Radiator. Door to:-

### Lounge

14' 3" into bay x 12' 6" (4.34m x 3.81m)  
Upvc double glazed bay window to front. TV point. Telephone point. Double radiator. Stairs to first floor accommodation.

### Kitchen

11' 8" x 7' 5" (3.56m x 2.26m)  
Range of wall and base units with work surfaces over. 1½ bowl sink unit with single drainer and mixer tap. Washing machine, cooker and fridge/freezer. Radiator. Fluorescent light. Upvc double glazed window to front.

## First Floor

### Landing

Doors to:-

### Bedroom One

11' 8" x 8' 5" (3.56m x 2.57m)  
Radiator. Upvc double glazed window to front.

### Bedroom Two

11' 9" x 7' (3.58m x 2.13m)  
Radiator. Upvc double glazed window to front.

### Bathroom

7' 10" x 4' 8" (2.39m x 1.42m)  
Panelled bath with shower over. Low level WC. Pedestal wash hand basin. Radiator. Light with shaver socket. Frosted Upvc double glazed window to front.

## Outside

### Parking

1 allocated parking space.

### Enclosed Garden

Enclosed garden to front and side. Shrubs and flower borders. Shingled area. Outside storage cupboard.



## 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.

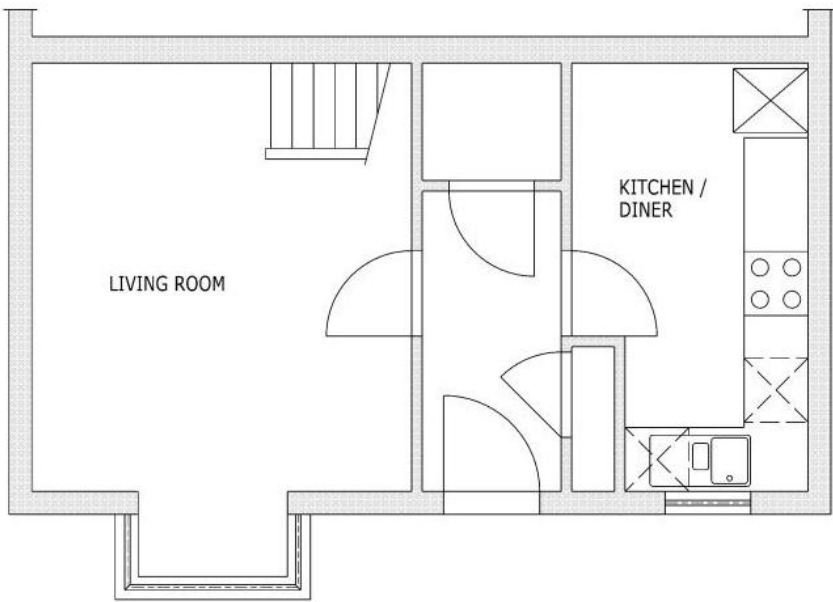
Early termination of tenancy at tenant's request –

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.

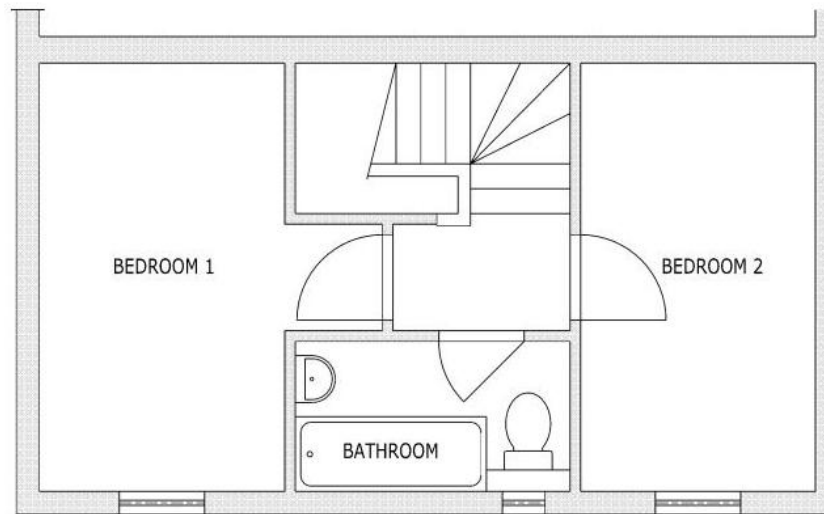
Redman Stewart Ltd T/A Country Properties are members of The Property Ombudsman (TPO) Redress Scheme. Membership number D00609.

Redman Stewart Ltd T/A Country Properties are part of a Client Money Protection Scheme with Propertymark. Membership number C0016528.





GROUND FLOOR



FIRST FLOOR

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

Country Properties | 79, High Street | SG18 0LA

T: 01767 317799 | E: [biggleswade@country-properties.co.uk](mailto:biggleswade@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

country  
properties