



31, Tansey End

Biggleswade,
Bedfordshire, SG18 8WL
£1,550 pcm

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properties

This three bedroom home is located in a popular quiet location in Biggleswade. The property benefits from kitchen, lounge, cloakroom to the ground floor, moving to the first floor there are three bedrooms, ensuite and family bathroom. Externally the rear garden is landscaped mainly laid to lawn with a patio area and single garage with parking in front. Available early May. EPC Rating C. Council Tax Band D. Holding fee £357.69. Deposit £1,788.46.

- Three bedroom semi detached home
- EPC Rating C
- Council Tax Band D
- Available Early May
- Holding Fee £357.69
- Deposit £1,788.46

Ground Floor

Entrance

Wooden flooring. Radiator. UPVC front door.

Kitchen

11' 10" x 7' 08" (3.61m x 2.34m)
White gloss units. Radiator. Window to front. Tiled flooring. Space for washing machine and fridge freezer. Integrated dishwasher. Oven, hob and extractor fan. Sink and drainer.

Lounge

16' 09" x 14' 08" (5.11m x 4.47m)
Grey carpet. Storage cupboard. Window to rear. Patio doors leading to garden. Radiator.

Cloakroom

3' 0" x 5' 11" (0.91m x 1.80m)
Toilet. Basin. Wooden flooring. Window to front. Radiator.

First Floor

Stairs and Landing

Grey carpet. Storage cupboard housing water tank. Radiator. Window to side.

Bedroom One

11' 02" x 9' 04" (3.40m x 2.84m)
Grey carpet. Window to front. Shutters. Built in wardrobes and side tables. Radiator.

Ensuite

7' 08" x 3' 01" (2.34m x 0.94m)
Shower. Sink. Toilet. Window to front. Grey wood effect vinyl flooring. Heated towel rail.

Bedroom Two

11' 11" x 8' 02" (3.63m x 2.49m)
Grey carpet. Window to rear. Shutters. Built in wardrobes and side tables. Radiator.

Bedroom Three

6' 02" x 8' 11" (1.88m x 2.72m)
Grey carpet. Window to rear. Built in wardrobe. Radiator.

Bathroom

8' 02" x 4' 09" (2.49m x 1.45m)
Grey vinyl flooring. three piece white suite. Half tiled walls. Radiator.



Outside

Rear Garden

Fully landscaped with patio area. Laid to lawn.
Shrubbery and plant borders.

Garage

Single garage with parking space to the front.

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/

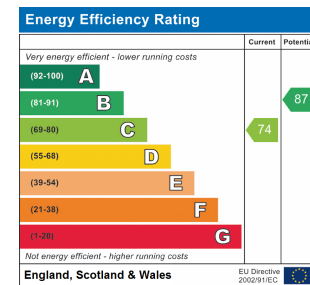
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

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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Viewing by appointment only

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