

5, Hawesmere Close

Biggleswade,
Bedfordshire, SG18 8QH
£1,495 pcm



Well-presented three bedroom semi-detached house with a good sized gardens, garage and driveway, situated within walking distance to Town Centre and Train Station. Comprising of entrance hall, lounge/diner, kitchen, three bedrooms, family bathroom, front and rear gardens and a garage. Small pet considered. Available mid July. EPC Rating D. Council Tax band – C. Holding Fee £345.00. Deposit £1,725.00.

- Three Bedrooms
- One Small Pet Considered
- EPC Rating D
- Council Tax Band C
- Holding fee £345.00
- Deposit £1,725.00

Ground Floor

Upvc front door into entrance porch. Upvc door to:-

Entrance Hall

Radiator. Fuse box. Stairs rising to first floor accommodation. Door to:-

Lounge/Diner

23' 6" x 11' 3" narrowing to 7' 7" (7.16m x 3.43m)
TV point. Fire place. Under stairs storage cupboard.
Upvc double glazed window to front and Upvc double glazed window and door to rear. Two radiators. Door to:-

Kitchen

7' 9" x 6' 6" (2.36m x 1.98m)
Wall and base level units with work surface over. Built in fan assisted stainless steel electric oven. Five ring gas hob with extractor hood over. Space for fridge freezer and washing machine. Storage cupboard. 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Cupboard housing boiler. Radiator. Upvc double glazed window to rear.

First Floor

Landing

Upvc double glazed window to side. Loft access. Airing cupboard with water cylinder and shelving. Doors to:-

Bedroom One

12' 4" x 8' 5" (3.76m x 2.57m)
Fitted bed furniture. Radiator. Upvc double glazed window to front.

Bedroom Two

10' 10" x 8' 5" (3.30m x 2.57m)
Upvc double glazed window to rear. Radiator.

Bedroom Three

6' 11" x 5' 10" (2.11m x 1.78m)
Upvc double glazed window to front. Built in cupboard with hanging rail.



Bathroom

White suite comprising of panelled bath with fully tiled splash back walls and shower over. Pedestal wash hand basin. Low level WC. Frosted Upvc double glazed window to rear. Radiator.

Outside

Front Garden

Laid to lawn. Gated side access. Driveway leading to:-

Garage

Up and over door. Personal door to rear garden.

Rear Garden

Good sized garden laid to lawn. Shrubs. Decked area.

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/

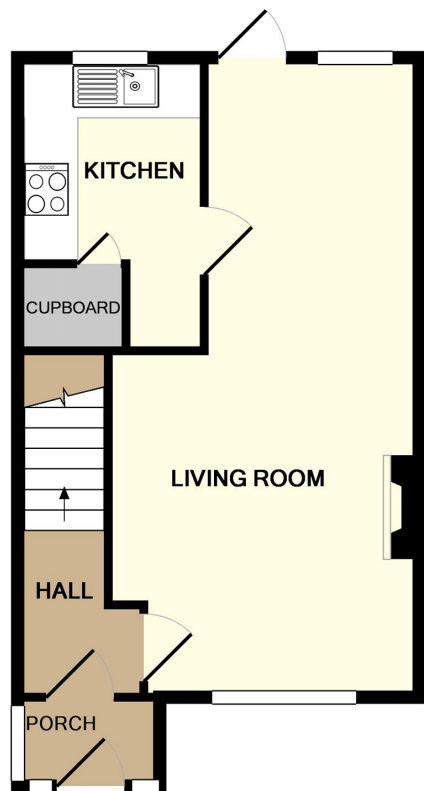
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

Change of sharer at the tenant's request – £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

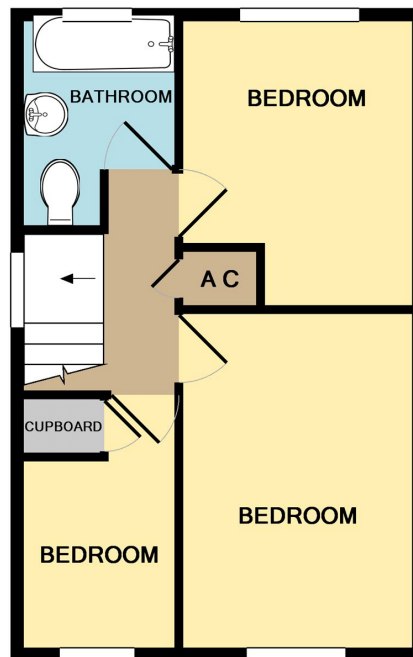
Early termination of tenancy at tenant's request – Should the tenant wish to terminated their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start of date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

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GROUND FLOOR
APPROX. FLOOR
AREA 368 SQ.FT.
(34.1 SQ.M.)

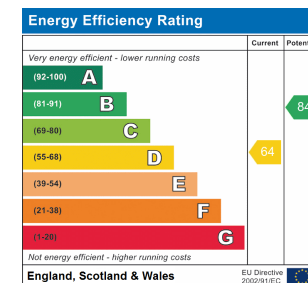


1ST FLOOR
APPROX. FLOOR
AREA 350 SQ.FT.
(32.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 718 SQ.FT. (66.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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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