



8, Denny Rise

Biggleswade,
Bedfordshire, SG18 0QD
£2,350 pcm

country
properties

A four bedroom detached family home comprising of entrance hall, cloakroom, study, lounge, kitchen/diner, utility room, reception room, four bedrooms, two en-suites, family bathroom, rear garden and double garage. Available mid May. Google maps advise that the train station is 1.3 miles and a 28 minute walk from the property. EPC Rating B. Council Tax Band F. Holding Fee £542.31. Deposit £2,711.54.

- Four Bedrooms
- Council Tax Band F
- EPC Rating B
- Detached Home
- Holding Fee £542.31
- Holding Fee £2,711.54

Front

Pathway leading to front door. Borders laid to slate. Outside light. Electric charging point. Wooden gate to rear garden.

Entrance Hall

Laminate flooring. Wooden skirting boards. Smoke alarm. Alarm key pad. Stairs rising to first floor. Radiator. BT Openreach socket.

Cloakroom

Laminate flooring. Wooden skirting boards. WC. Wash hand basin. Radiator. Ceiling mounted extractor fan.

Study

10' 0" x 11' 02" x 9' 03" (3.05m x 3.40m x 2.82m) Laminate flooring. Wooden skirting boards. Radiator. Telephone socket. UPVC double glazed bay window to front aspect. Openreach point.

Lounge

15' 04" x 13' 06" (4.67m x 4.11m) Carpeted. Wooden skirting boards. Two radiators. UPVC double glazed patio doors and windows to rear aspect. TV aerial socket.

Kitchen/Diner

20' 05" x 11' 05" (6.22m x 3.48m) Laminate flooring. Wooden skirting boards. UPVC double glazed door and window to rear aspect. Radiator. TV aerial socket. Wall and base units with work surface over. One and a half bowl sink and drainer. Integrated dishwasher. Integrated fridge/freezer. Integrated oven and grill. Integrated hob with extractor over. Wall mounted gas boiler. CO alarm.

Utility Room

6' 06" x 5' 03" (1.98m x 1.60m) Laminate flooring. Wooden skirting boards. Radiator. Fusebox. Heating control. Radiator. Wall and base units with work surface over. Stainless steel sink and drainer. Freestanding washing machine. Freestanding dryer.

Reception Room

Laminate flooring. Wooden skirting boards. Two radiators. UPVC double glazed bay window to front aspect. Wooden door to large understairs storage cupboard. TV aerial point.

Stairs and Landing

Carpeted. Wooden skirting boards. Radiator. Smoke alarm. Heating control. Loft hatch (Not To Be Used). Wooden door to airing cupboard housing hot water tank.

Bedroom One

14' 05" x 11' 10" x 9' 02" (4.39m x 3.61m x 2.79m) Carpeted. Wooden skirting boards. UPVC double glazed window to front aspect. TV aerial point. Air conditioning unit. Wooden doors to walk in wardrobe with hanging rails, shelves, drawers, radiator and lighting.



En-suite

Tiled flooring. Wooden skirting boards. Wash hand basin. Low level WC. Shower cubicle. UPVC double glazed obscured window to front aspect. Wall mounted heated towel radiator. Ceiling mounted extractor fan.

Bedroom Two

9' 09" x 10' 01" (2.97m x 3.07m) Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect.

Bathroom

Tiled flooring. Wooden skirting boards. UPVC double glazed obscured window to rear aspect. Wash hand basin. Low level WC. Bath with shower over. UPVC double glazed obscured window to rear aspect. Shaver socket.

Bedroom Three

10' 03" x 10' 01" (3.12m x 3.07m) Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect. Built in wardrobes with mirrored doors.

En-suite

Tiled flooring. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect. Low level WC. Wash hand basin. Shower cubicle. Ceiling mounted extractor fan.

Bedroom Four

13' 08" x 11' 11" x 12' 01" x 10' 03" (4.17m x 3.63m x 3.68m x 3.12m) Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. Air conditioning unit.

Rear Garden

Mainly laid to lawn. Patio area with seating. Wooden shed. Wooden gate for side access. Outside lights. Outside tap. TV satellite dish.

Garage

Double garage. Two up and over doors. Hatch with ladder to boarded area for storage. Power and light.

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		93
(81-91) B	85	
(69-80) C		
(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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