



8, The Lawns

Everton, Sandy,
Bedfordshire, SG19 2LB
£1,450 pcm

country
properties

Three bedroom detached property situated in the popular village location of Everton with a children's play area and green just across the road. Comprising of front garden with off road parking, entrance hall, lounge/diner, kitchen, three bedrooms, family bathroom, rear garden and garage. Benefitting from being recently modernised. Available now. One small pet considered. EPC (tbc). Council Tax band (D). Just 2.5 miles to Sandy Train Station (as per google maps).

Front

Off road parking. Soil borders with shrubs. Pathway leading to front door. Pathway leading to rear garden. Outside light.

Entrance Hall

6' 0" x 5' 08" (1.83m x 1.73m) Wooden flooring. Wooden skirting boards. Radiator. Window looking into lounge. UPVC double glazed obscured window and sliding door to front. Wooden door to:

Cloakroom

5' 11" x 3' 0" (1.80m x 0.91m) Wooden flooring. Wooden skirting boards. UPVC double glazed obscured window to side aspect. WC. Wash hand basin with vanity unit. Wall mounted towel radiator.

Lounge/Diner

17' 05" NT x 9' 0" (5.31m NT x 2.74m) x 22' 0" NT x 11' 07" (6.71m NT x 3.53m) Wooden flooring. Wooden skirting boards. Radiator. UPVC double glazed window and sliding door to rear. Stairs rising to first floor. Smoke alarm. TV aerial point. Heating control. Wooden door to understairs cupboard. Wooden door to:

Kitchen

12' 01" x 7' 11" (3.68m x 2.41m) Vinyl tiled flooring. Wooden skirting boards. UPVC double glazed window to front aspect. Wall and base units with work surface over. Stainless steel sink and drainer. Built in oven and grill, Built in hob with extractor over. Freestanding washing machine. Freestanding fridge. Freestanding freezer. Smoke alarm.

Stairs and Landing

Carpeted. Wooden skirting boards. Smoke alarm. Loft hatch (Not To Be Used). Wooden door to storage cupboard. Wooden doors to all rooms.

Bedroom One

9' 03" NT x 6' 11" x 6' 05" (2.82m NT x 2.11m x 1.96m) Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect. Wooden door to storage cupboard with hanging rail.

Bedroom Two

10' 09" x 12' 02" (3.28m x 3.71m) Carpeted. Wooden skirting boards. Radiator. Telephone socket. TV aerial point. UPVC double glazed window to rear aspect. Double wooden doors to wardrobe space.

Bedroom Three

9' 01" x 9' 08" (2.77m x 2.95m) Carpeted. Wooden skirting boards. Radiator. UPVC double window to front aspect. Double wooden doors to built in wardrobe with hanging rail and shelf.



Bathroom

8' 0" x 5' 07" (2.44m x 1.70m) Wooden flooring. UPVC double glazed obscured window to front aspect. WC. Wash hand basin with vanity unit. Bath with shower over. Wall mounted heated towel radiator. Ceiling mounted extractor fan.

Rear Garden

Mainly laid to lawn. Patio area. Mature trees. Compost bins. Water butt.

Garage

Up and over door. Concrete flooring. Power and light. Metal shelving unit. Wall mounted shelf.

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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Viewing by appointment only

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