



6, Dickens Court

Biggleswade,
Bedfordshire, SG18 8QE
£1,295 pcm

country
properties

We are delighted to offer for rent this two bedroom property which benefits from being redecorated throughout and brand new carpets. Comprising of front garden, lounge, kitchen/diner, two bedrooms, family bathroom, rear garden and three parking spaces. Within walking distance of the Town Centre and Train Station. Available now. EPC Rating C. Council Tax Band B. Holding Fee £298.85. Deposit £1,494.23.

- Two Bedrooms
- Three Parking Spaces
- Council Tax Band B
- EPC Rating C
- Holding Fee £298.85
- Deposit £1,494.23

Front Garden

Pathway to front door. Laid to lawn. Soil boarders. Porch over front door. UPVC double glazed front door. Allocated parking space.

Lounge

12' 06" x 13' 11" (3.81m x 4.24m)
Brand new carpet. Coir mat. Wooden skirting boards. Two radiators. Stairs rising to first floor. Smoke alarm. UPVC double glazed window to front aspect. Two telephone sockets. TV aerial point. Virgin media socket. Wooden doors opening to cupboard housing electric meter, fuse box and gas meter.

Kitchen / Diner

12' 06" x 9' 03" (3.81m x 2.82m)

Diner

Vinyl flooring. Wooden skirting boards. UPVC double glazed doors to rear garden.

Kitchen

Tiled flooring. Wall and base units with work surfaces over. Stainless steel sink. Freestanding oven and hob with extractor over. Built in dishwasher. Built in fridge/freezer. Freestanding washing machine (gifted). Wall mounted gas boiler. CO Alarm. UPVC double glazed window to rear aspect.

Stairs and Landing

Brand new carpets. Wooden skirting boards. Smoke alarm. Loft hatch (Not To Be Used). Wooden doors to all rooms:

Bedroom Two

12' 07" x 6' 08" (3.84m x 2.03m)

Brand new carpet. Wooden skirting boards. Radiator. UPVC double glazed window to the rear aspect.

Bathroom

6' 03" x 6' 02" (1.91m x 1.88m)

Vinyl flooring. Low level WC. Wash hand basin with vanity unit. Bath with shower attachment. Wall mounted heated towel radiator. Ceiling mounted extractor fan.



Bedroom One

12' 06" NT x 9' 02" x 10' 00" (3.81m NT x 2.79m x 3.05m)
Brand new carpet. Wooden skirting boards.
Radiator. UPVC double glazed window to front
aspect. Virgin media socket. Double wooden doors
to built in wardrobe with hanging rail.

outside

Rear Garden

Mainly laid to lawn. Patio area. Outside tap. Fully
enclosed with wooden fencing. Wooden gate
leading to rear and three parking spaces. Wooden
shed. Outside 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 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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Redress Scheme. Membership number D00609.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B		
(69-80)	C	77	
(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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www.country-properties.co.uk

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