



High Street, Sandy, Bedfordshire. SG19 1AL

Satchells



## 2 Bedroom Terraced House

£1,050 pcm

### Additional charges may apply

A fantastic two-bedroom mid terraced cottage in the centre of Sandy, less than half a mile from the station. This property benefits from a modern kitchen and bathroom which all combine well with the character associated with a cottage of this age. Available for let around the middle of March on an unfurnished basis - view ASAP to avoid disappointment.



- Character cottage
- Two double bedrooms
- Large living room
- Prime town centre location
- Walking distance to train station
- Stunning fitted kitchen
- Contemporary bathroom suite
- Available middle of March
- No pets allowed
- EPC rating D. Council tax band B

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A security deposit is payable at the time of your offer being accepted by the landlord/s. This is equivalent to one weeks rent and for this property is £241.64. This does then form part of your five-week holding deposit meaning once all satisfactory references are passed you will then be required to pay £966.56. For more information, please contact the office.

### Agents Note:

Draft particulars yet to be approved by the vendor and may be subject to change.

### Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.



### Material Information:

We are advised by the seller/landlord of the following information in good faith, but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller/landlord/tenant based on their current provider.

- Water: Mains supply
- Electric: Mains supply
- Drainage: Mains
- Flood risk: Low
- Mobile/Phone: TBC
- Tenure: Freehold
- Council Tax Band: B
- Council tax payable: £120 On average pcm
- Length of lease: 12 Month contract
- Ground Rent details: N/A
- Service charge Details: N/A

For further material information please contact the office marketing this property.

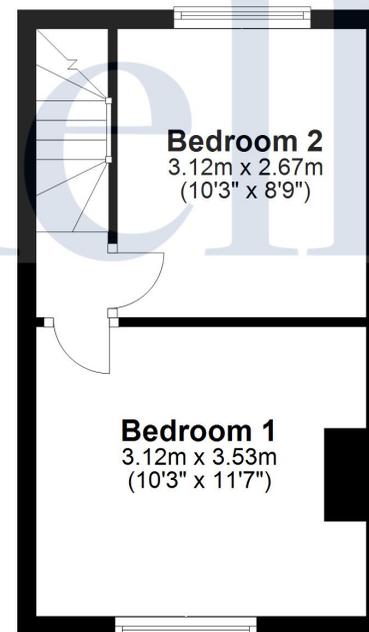
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to let, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property or the tenancy terms. Some images may have been enhanced and the contents shown may not be included in the letting. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

# Satchells

## Ground Floor



## First Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.