



7, Stewart Croft, Bury Hill

Potton,
Bedfordshire, SG19 2RR
£1,295 pcm

country
properties

A three bedroom terraced property comprising of entrance hall, lounge, dining room, kitchen, three bedrooms, bathroom and communal gardens. The property benefits from one allocated parking space and additional visitors bays. The property has recently undergone redecoration, brand new bathroom and brand new carpets. Available Immediately. EPC Rating C. Council Tax Band B. Holding Fee £298.85. Deposit £1,494.23.

Located within easy walking distance to Pottton's central Georgian market square which provides a variety of shops, public houses, hair salons, doctors' surgery, restaurants and primary schooling. For the commuter, train stations in the nearby towns of Biggleswade and Sandy provide access to London Kings Cross and Peterborough and also the AIM is within easy access. Pottton is located within an approximate 45 minute drive of Cambridge which has famous universities, amazing architecture and a bustling array of shops and restaurants.

- Three Bedrooms
- Available Immediately
- EPC Rating C
- Council Tax Band B
- Holding Fee £298.85
- Deposit £1494.23

Ground Floor

Entrance Hall

Laminate flooring. Door to airing cupboard housing cylinder and shelving.

Lounge

11' 1" max x 10' 11" (3.38m x 3.33m)
Gas fire. Laminate flooring. Double radiator.
Window to front with blind. Door to beautiful communal gardens. TV point. Arch to:-

Dining Room

9' 5" x 8' 7" (2.87m x 2.62m)
Laminate flooring. Window to rear. Serving hatch. Radiator.

Kitchen

Electric oven and gas hob with extractor over.
White sink with single drainer and mixer tap.
Freestanding washing machine. Freestanding fridge. Window to front with blind.

First Floor

Landing

Doors to:-

Bedroom One

11' 1" x 10' 11" (3.38m x 3.33m)
Radiator. Window to rear with blind.



Bedroom Two

9' 5" x 9' (2.87m x 2.74m)

Radiator. Access to loft. Window to rear with blind.

Bedroom Three

7' 10" x 6' (2.39m x 1.83m)

Velux window. Radiator.

Bathroom

Panelled bath with mixer tap and hand shower attachment. Pedestal wash hand basin. Low level WC. Shaver socket. Radiator. Half tiled walls.

Outside

Parking & Gardens

Allocated off road parking for 1 car.

Communal gardens.

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/

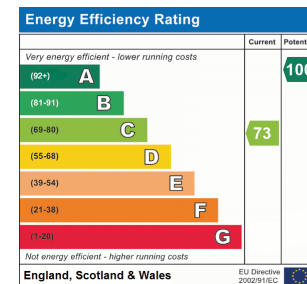
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

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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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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