



# 5, Dering Corner

Biggleswade,  
Bedfordshire, SG18 8XQ  
£1,700 pcm

country  
properties



An opportunity not to be missed, located on the popular Kings Reach Development is this three bedroom end of terrace property over three floors. Comprising of entrance hall, cloakroom, kitchen/diner, lounge, three bedrooms, family bathroom, two en-suites, rear garden, garage and off road parking 3/4 cars. Available immediately. Council Tax Band D. EPC Rating B. Sorry no pets are permitted.

- Three Bedrooms
- Two En-Suites and Family Bathroom
- Garage
- Off Road Parking
- Council Tax Band D
- EPC Rating B

### Front Garden

Block paved. Driveway providing off road parking for three/four vehicles. Block paved pathway leading to front door. Wooden side gate to rear access. Gravel area. Gas meter box.

### Entrance Hall

UPVC double glazed front door into entrance hall. Wooden flooring. Wooden skirting boards. Radiator. Smoke alarm. Stairs rising to first floor. Heating control panel. Wooden door into:

### Cloakroom

Vinyl flooring. Wooden skirting boards. Radiator. Wash hand basin. Low level WC. Wall mounted extractor fan. Wooden door into:

### Kitchen/Diner

Vinyl flooring. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. Wall and base units with work surface over. Stainless steel one and a half bowl sink and drainer. Built in oven and gas hob with extractor over. Freestanding washing machine. Integrated dishwasher. Integrated fridge/freezer. Telephone socket. Wooden door into:

### Lounge

Wooden flooring. Wooden skirting boards. Two radiators. UPVC double glazed window to rear aspect. UPVC double glazed patio doors to rear. TV aerial point. Wooden door into under stairs storage cupboard housing fuse box and electric meter.

### Stairs and Landing

Carpeted. Wooden skirting boards. Smoke alarm. Wooden door into airing cupboard housing water tank. Wooden doors to all rooms.

### Bedroom One

14' 09" NT x 12' 07" x 9' 10" (4.50m NT x 3.84m x 3.00m)  
Carpeted. Wooden skirting boards. Two UPVC double glazed windows to rear aspect. TV aerial point. Telephone socket. radiator. Two built in wardrobes with mirrored sliding doors. Heating control panel. Wooden door into:

### En-Suite

5' 10" x 7' 06" NT x 4' 04" (1.78m x 2.29m NT x 1.32m)  
Wooden flooring. Wooden skirting boards. Wash hand basin. Low level WC. Shower cubicle. Shaver socket. Wall mounted heated towel radiator. Ceiling mounted extractor fan.

### Bedroom Two

10' 03" x 7' 06" (3.12m x 2.29m) Carpeted. Wooden skirting boards. UPVC double glazed window to front aspect. Radiator. TV aerial point.





## Family Bathroom

6' 04" NT x 5' 07" x 7' 0" (1.93m NT x 1.70m x 2.13m) Vinyl flooring. Wooden skirting boards. UPVC double glazed obscured window to front aspect. Bath with shower attachment. Low level WC. Wash hand basin. Wall mounted heated towel radiator. Shaver socket. Ceiling mounted extractor fan.

## Second Floor Stairs and Landing

Carpeted. Wooden skirting boards. Radiator. Smoke alarm. Carbon monoxide alarm. Wooden sky light. Wooden door opening into storage cupboard housing boiler. Wooden door into:

## Master Bedroom

11' 02" x 10' 06" (3.40m x 3.20m) Carpeted. Wooden skirting board. UPVC double glazed window to front aspect. Radiator. TV aerial point. Loft hatch (Not To Be Used). Wooden door into storage cupboard. Wooden door into:

## En-Suite

5' 0" x 5' 07" (1.52m x 1.70m) Wooden flooring. Low level WC. Wash hand basin. Wall mounted heated towel radiator. Wooden sky light. Ceiling mounted extractor fan. Shower cubicle.

## Rear Garden

Mainly laid to lawn. Patio area. Pathway leading up to garage personnel door. Wooden shed. Fully enclosed with wooden fencing. Wooden gate to side access. Water butt. Outside tap. Outside light.

## Garage

Up and over metal door. UPVC double glazed personnel door to side from rear garden. Concrete flooring. Freestanding fridge/freezer. Ceiling mounted light. 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.

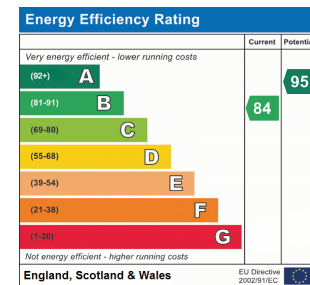
Early termination of tenancy at tenant's request – Should the tenant wish to terminated their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start of date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

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## Viewing by appointment only

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