



14, Frankel Way

Biggleswade,
Bedfordshire, SG18 8GY
£1,425 pcm

country
properties

A three bedroom Semi-detached house with garage and driveway is situated on the popular Kings Reach development in Biggleswade. The property offers entrance hall, downstairs cloakroom, kitchen/diner, lounge, three bedrooms, en-suite, family bathroom and enclosed rear garden. Available mid August. Council Tax Band D. EPC rating B. sorry pets are not permitted at the property.

- POPULAR KINGS REACH DEVELOPMENT
- 3 BEDROOM SEMI-DETACHED
- EN-SUITE & FAMILY BATHROOM
- GARDENS, GARAGE & DRIVE
- Council Tax Band D
- EPC Rating B

Ground Floor

Entrance Hall

Double glazed frosted door to front aspect. Karndean flooring. Radiator. Covings to ceiling. Stairs rising to first floor accommodation.

Cloakroom

Low level WC. Wash hand basin with half height ceramic tiled walls. Radiator. Extractor fan. Karndean flooring.

Kitchen/Diner

15' 1" x 7' 6" (4.60m x 2.29m)
Modern kitchen fitted with eye and base level units with work surfaces over. Sink and drainer unit. Built-in gas hob with stainless steel extractor over. Built-in electric grill and separate electric oven. Integrated fridge, freezer, washing machine and dishwasher. Ceramic tiled splash back wall areas. Wall mounted gas fired boiler. Inset spot lights. Radiator. Karndean flooring. Upvc double glazed sash style window to front aspect.

Lounge

14' 8" x 14' 2" narrowing to 11' 1" (4.47m x 4.32m)
2 radiators. Under stairs storage cupboard. Upvc double glazed window to rear aspect. Upvc double glazed patio doors to garden.

First Floor

Landing

Airing cupboard housing hot water tank and built-in shelving. Radiator. Doors to:-

Bedroom One

11' 6" x 8' 4" (3.51m x 2.54m)
Upvc double glazed window to rear aspect. Radiator.

En-Suite

Modern white 3 piece suite comprising of walk-in shower with glass folding door surround. Low level WC. Wash hand basin with half height ceramic tiled wall. Upright heated towel rail. Inset spot lights. Extractor fan. Ceramic tiled flooring.

Bedroom Two

9' 7" x 7' 6" (2.92m x 2.29m)
Upvc double glazed sash style window to front aspect. Radiator. Covings to ceiling.

Bedroom Three

9' 11" x 6' 7" (3.02m x 2.01m)
Upvc double glazed window to rear aspect. Radiator. Covings to ceiling.



Family Bathroom

Modern white 3 piece suite comprising of panelled bath with shower over, ceramic tiled splash back walls and glass splash guard. Low level WC. Wash hand basin with half ceramic tiled splash back wall. Inset spot lights. Upright heated towel rail. Ceramic tiled flooring. Upvc double glazed frosted sash style window to front aspect.

Outside

Front

Laid to lawn with block paved pathway leading to front entrance. Storm porch over front entrance. Tarmac driveway providing off road parking leading to:-

Garage

Up and over metal door. Power and light. Upvc double glazed personal door to garden.

Rear Garden

Mainly laid to lawn with slate chippings surrounding. Block paved patio areas. Timber shed. Timber fence surrounding.

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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