

**P** Mon - Fri  
9 am - 4 pm  
Resident  
permit holders **E**  
or  
1 hour  
No return  
within 1 hour

# 76, The Baulk

Biggleswade,  
Bedfordshire, SG18 0PX  
£960 pcm

country  
properties



Victorian two bedroom mid terrace cottage situated within walking distance to town centre and train station. Property offers a lounge, kitchen, dining room, cellar, two bedrooms, family bathroom and front and rear gardens. Street parking (permit required). Pets considered. Available Now. Council Tax Band B. EPC Rating D.

- TWO BEDROOMS TERRACE COTTAGE
- CELLAR
- AVAILABLE NOW
- Council Tax Band B
- EPC Rating D

## Ground Floor

### Front Garden

Brick wall. Pathway leading to front door. Soiled area with plant pots. Gas meter. UPVC double glazed front door to:

### Lounge

11' x 11' (3.35m x 3.35m) Wooden flooring. Wooden skirting boards. Wooden window to front aspect. Telephone socket. Radiator. Archway through into dining room. Open fire place (not tested). Carbon monoxide alarm. Wooden cupboard housing fuse box and electric meter.

### Dining Room

10' 11" x 6' 05" (3.33m x 1.96m) Wooden flooring. Wooden skirting boards. Stairs rising to first floor. Radiator. Heating control. Wooden door into kitchen. Wooden Hatch into basement.

### Kitchen

9' 1" x 6' 5" (2.77m x 1.96m) Wooden flooring. Wooden skirting boards. Wall and base units with work surfaces over. Stainless steel sink and drainer. Built in oven and hob. Wall mounted gas boiler. Space for washing machine. Built in fridge. Through to:

### Bathroom

5' 11" x 5' 0" (1.80m x 1.52m) 3 piece suite comprising panelled bath, low level w/c and wash hand basin. Window to rear aspect. Tiled floor. Radiator.

### Inner Hallway

Wooden flooring. Wooden skirting boards. UPVC double glazed door leading to rear garden. Wooden door into:

### Bathroom

Tiled flooring. Wooden skirting boards. Radiator. Wooden obscured window to rear aspect. Wash hand basin. WC. Bath with electric shower over. Shaver socket. Water meter.

### Stairs and Landing

Carpeted. Loft hatch (Not To Be Used).

### Bedroom One

11' 0" x 9' 11" (3.35m x 3.02m) Wooden flooring. Wooden skirting boards. UPVC double glazed window to front aspect. Two built in wardrobes. Radiator.





## Bedroom Two

8' 08" x 8' 01" (2.64m x 2.46m) narrowing to 5' 09"  
Vinyl flooring. Wooden skirting boards. UPVC double glazed window to rear aspect. Radiator. Wooden door into storage cupboard with shelves.

## Rear Garden

Wooden decking. Mainly laid to lawn. Outside light.  
Wooden gates to shared access. Gravel borders.  
Paving slabs leading down to out building.

## Out Building

Concrete flooring. 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/

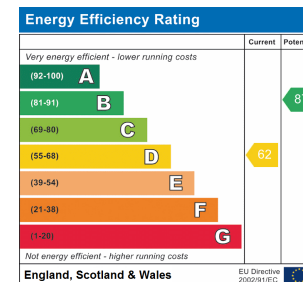
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

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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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

## Viewing by appointment only

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