



Evans Grove

Biggleswade,
Bedfordshire, SG18 8JG
£1,100 pcm

COUNTRY PROPERTIES
PART OF HUNTERS

This well presented two double bedroom detached Coach House is situated on the popular Kings Reach development in Biggleswade. Benefits include two double bedrooms, 17ft modern lounge/kitchen/diner, family bathroom, off road parking for one car, carport and rear garden. No smokers. Pets and guarantors considered. Available from 10th October 2022.

- TWO DOUBLE BEDROOMS
- DETACHED COACH HOUSE
- 17ft LOUNGE/KITCHEN/DINER
- FAMILY BATHROOM
- OFF ROAD PARKING FOR ONE CAR
- CARPORT
- REAR GARDEN
- NO SMOKERS
- PETS & GUARANTORS CONSIDERED
- AVAILABLE FROM 10th OCTOBER 2022

Ground Floor

Entrance Hall

Double glazed frosted door to front aspect. Radiator. Fuse box. Stairs rising to first floor living accommodation.

First Floor

Landing

uPVC double glazed window to rear aspect. Radiator. Built-in double storage cupboard with built-in shelving.

Bedroom One

14' 3" narrowing to 11' 7" x 11' 5" narrowing to 8' 7" (4.34m x 3.48m)
uPVC double glazed window to front aspect. Radiator. Built-in double wardrobe with mirrored sliding doors, built-in hanging rail and shelving.

Bedroom Two

14' 3" narrowing to 10' 10" x 10' 2" (4.34m x 3.10m)
uPVC double glazed window to front aspect. Radiator.

Bathroom

Modern white three piece suite comprising of panelled bath with shower attachment over and glass splash screen. Low level WC. Wash hand basin. Fully ceramic tiled from floor to ceiling. Radiator. Extractor fan. uPVC double glazed frosted window to rear aspect.

Lounge/Kitchen/Diner

17' 8" x 12' 4" (5.38m x 3.76m)
Double aspect room. Modern kitchen fitted with eye and base level units with roll top work surfaces over. Built-in gas hob with stainless steel extractor over. Built-in electric oven and separate electric grill. Integrated dishwasher, washer/dryer, fridge and separate freezer. Amtico flooring. Ceramic tiled splash back wall areas. Radiator. Inset spot lights. uPVC double glazed window to rear aspect. uPVC double glazed box bay window to front aspect.



Outside

Front

Block paved driveway providing off road parking for one car in-front of carport. Access to rear.

Rear Garden

Block paved courtyard garden with wooden fence surrounding.

Carport

Built-in storage cupboard housing gas fired combi boiler and bike storage.

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 valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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