



14, Ivel Bury

Biggleswade,
Bedfordshire, SG18 0AG
£1,500 pcm

country
properties

A three bedroom three storey home comprising of entrance hall, cloakroom, lounge, kitchen, three bedrooms with a master to the en-suite and rear garden. Available early October. EPC Rating C. Council Tax Band D. Holding Fee £346.15. Deposit £1,730.77.

- Three Bedroom Town House
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Front Door

into:

Entrance Hall

Radiator. Coved ceiling. Inset lighting. Stairs to first floor. Door to lounge. Door to:

Cloakroom

Two piece white suite comprising pedestal wash hand basin, low level WC. Half tiled walls. Radiator. Frosted UPVC double glazed window to front.

Lounge

15' 4" x 12' 11" (4.67m x 3.94m) to understairs. Coved ceiling. Two radiators. UPVC double glazed window to front. Door to:

Kitchen

12' 10" x 10' 4" (3.91m x 3.15m)
Wall and base units, work surfaces over. One and a half bowl stainless steel single drainer sink unit with mixer tap. Space for fridge/freezer. Space and plumbing for washing machine. Built in fan assisted electric oven, gas hob and extractor fan. Coving. Inset lighting. Ceramic tiled flooring. Radiator. Door to rear garden. Under cupboard lighting. UPVC double glazed window to rear.

First Floor/Landing

Door to airing cupboard with cylinder and shelving. Inset lighting. Coving. Double radiator. UPVC double glazed window to front. Stairs to second floor.

Bedroom Two

10' 8" x 9' 4" (3.25m x 2.84m)
Coving. Built in double wardrobe with hanging rail, storage and shelving. Radiator.

Bedroom Three

9' 8" x 6' 2" (2.95m x 1.88m)
Radiator. Coving. UPVC double glazed window to front.

Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, pedestal basin, low level WC. Radiator. Inset lighting.



Landing

Master Bedroom

13' 8" x 9' 9" (4.17m x 2.97m)

UPVC double glazed window to front. Radiator. Coving. Walk in cupboard with hanging rail, shelving and storage. Door to storage cupboard. Door to:

En-Suite Shower Room

Shower cubicle, inset basin with cupboard under, low level WC. Radiator. Velux window. Ceramic tiled floor.

Front of Property

Security light. Bollard lighting. Shrubs. Step up to front door.

Rear Garden

Raised decked area. Gated rear access. Garden shed. Patio. Outside tap. Allocated parking close to the property.

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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