



16, Woolfield

Sandy,  
Bedfordshire, SG19 1AR  
£1,495 pcm

country  
properties



A three bedroom Semi-Detached property comprising of lounge, dining room, kitchen, family bathroom, three bedrooms front and rear gardens, garage and off road parking for three cars. Available now. EPC - C. Council Tax Band - C. The property is situated in a cul-de-sac position in Sandy, just 0.1 miles from the Train Station. Available late September. Holding fee £345.00. Deposit £1,725.00.

- Three Bedroom Semi Detached Home
- Garage and Off Road Parking
- EPC Rating C
- Council Tax Band C
- Holding Fee £345.00
- Deposit £1,725.00

## Ground Floor

### Entrance Hall

Upvc double glazed frosted door to front aspect. Radiator. Stairs rising to first floor accommodation with under stairs storage cupboard.

### Lounge

11' 11" x 13' 10" (3.63m x 4.22m)  
Upvc double glazed window to front aspect.  
Radiator. Coving to ceiling. Opening to:-

### Dining Room

10' 6" x 9' 7" (3.20m x 2.92m)  
Upvc double glazed sliding patio doors to garden.  
Radiator. Coving to ceiling.

### Kitchen

9' 8" x 7' 5" (2.95m x 2.26m)  
Fitted with eye and base level units with work surfaces over. Sink and drainer unit. Freestanding electric oven, grill and hobs. Freestanding washing machine. Space for fridge/freezer. Pantry. Pliocene tiled flooring. Ceramic tiled splash back wall areas. Upvc double glazed window to garden. Upvc double glazed frosted door to side aspect.

## First Floor

### Landing

Upvc double glazed window to side aspect. Radiator. Airing cupboard housing wall mounted gas fired combi boiler. Coving to ceiling. Doors to:-

### Bedroom One

12' 4" narrowing to 9' 5" x 11' 7" excluding wardrobes (3.76m x 3.53m)  
Upvc double glazed window to front aspect.  
Radiator. Built-in triple mirrored wardrobe with hanging rails and shelving.

### Bedroom Two

11' 2" x 8' 1" (3.40m x 2.46m)  
Upvc double glazed window to rear aspect.  
Radiator. Coving to ceiling. Built-in triple mirrored wardrobe with hanging rails and shelving.



## Bedroom Three

8' 7" x 8' 0" (2.62m x 2.44m)

Upvc double glazed window to front aspect.

Radiator. Coving to ceiling.

## Family Bathroom

Modern white 3 piece suite comprising of panelled bath with shower over and ceramic tiled splash back wall. Low level WC. Wash hand basin with half height ceramic tiled splash back walls. Upright heated towel rail. Vinyl flooring. Upvc double glazed frosted window to side aspect.

## Outside

### Front

Mainly laid to lawn with concrete driveway providing off road parking for 3 cars leading to garage.

### Garage

Up and over metal door. Power and light.

### Rear Garden

Fully enclosed garden mainly laid to lawn with shrubs surrounding. Wooden fence surrounding. Outside water tap. Water butt.

## 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

Country Properties | 79, High Street | SG18 0LA

T: 01767 317799 | E: [biggleswade@country-properties.co.uk](mailto:biggleswade@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

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