



31, Planets Way

Biggleswade,  
Bedfordshire, SG18 8FD  
£1,850 pcm

country  
properties



Three/four bedroom semi detached townhouse located on the sought after Kings Reach development. Spread over three floors, the accommodation comprises of front garden, entrance hall, cloakroom, study/bedroom four, kitchen/diner, lounge, family bathroom, three bedrooms, en-suite to master bedroom, rear garden, garage and allocated parking space. The property is within walking distance of the Central Square, primary schooling and play parks. Just 1.9 Miles (As per Google Maps) to Biggleswade Train Station with direct trains into London Kings Cross and St Pancras. Available late November. Holding Fee £426.92. Deposit £2134.62. EPC rating C. Council Tax Band D.

- Three/Four Bedroom Town House
- Kings Reach Development
- EPC Rating C
- Council Tax Band D
- Holding Fee £426.92
- Deposit £2,134.62

### Entrance Hall

Coir mat. Tiled flooring. Wooden skirting boards. Radiator. Stairs rising to first floor. Fuse box. Smoke alarm. Next control.

### Study/bedroom Four

9' 10" x 6' 02" (3.00m x 1.88m)  
Carpeted. Wooden skirting boards. Radiator. UPVC double glazed sash style window to front aspect. Wooden doors to built in storage.

### Cloakroom

6' 01" x 3' 04" (1.85m x 1.02m)  
Tiled flooring. Wooden skirting boards. Radiator. Low level WC. Wash hand basin. Ceiling mounted extractor fan.

### Kitchen/Diner

17' 02" x 12' 10" (5.23m x 3.91m)  
Tiled flooring. Wooden skirting boards. Radiator. Wall and base units with work surfaces over. Stainless steel one and a half bowl sink and drainer. Built in oven, grill and hob with extractor over. Built in fridge/freezer. Built in dishwasher. Built in washing machine. UPVC double glazed patio doors to rear garden. Ceiling mounted extractor fan. Wooden door to under stairs storage.

### Stairs and Landing

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed sash style window to front aspect. Stairs rising to first second floor. Smoke alarm.

### Lounge

12' 11" x 12' 05" (3.94m x 3.78m)  
Carpeted. Wooden skirting boards. Two UPVC double glazed windows to rear aspect. Telephone socket. TV aerial point.

### Family Bathroom

Tiled flooring. Wooden skirting boards. Low level WC. Wash hand basin. Bath with shower over. Wall mounted heated towel radiator. Ceiling mounted extracator fan. Shaver socket.

### Bedroom Three

11' 01" x 6' 03" (3.38m x 1.91m)  
Carpeted. Wooden skirting boards. Radiator. UPVC double glazed sash style window to front aspect.



## Second Stairs and Landing

Carpeted. Wooden skirting boards. Smoke alarm. Radiator.

## Bedroom One

13' 00" NT x 10' 05" x 10' 08" (3.96m NT x 3.17m x 3.25m)

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect. Built in wardrobe.

## En-Suite

9' 01" x 4' 06" (2.77m x 1.37m)

Tiled flooring. Wooden skirting boards. Wall mounted heated towel radiator. Low level WC. Wash hand basin. Shower. Shaver socket. Ceiling mounted extractor fan.

## Bedroom Two

15' 02" x 9' 04" (4.62m x 2.84m)

Carpeted. Wooden skirting boards. UPVC double glazed sash style window to front aspect. Loft hatch (Not To Be Used). Wooden door into airing cupboard housing hot water tank.

## Rear Garden

Mainly laid to lawn. Patio area. Pathway leading to rear aspect. Outside tap. Outside light. Wooden shed. Pathway leading to wooden gate for access to the front.

## Garage

Up and over door. Concrete flooring.

## 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+) <b>A</b>                              |         |                         |
| (81-91) <b>B</b>                            |         | 88                      |
| (69-80) <b>C</b>                            | 77      |                         |
| (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

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