



# 14, Presland Drive

Biggleswade,  
Bedfordshire, SG18 0FU  
£1,900 pcm

country  
properties



A four bedroom detached town house comprising of entrance hall, cloakroom, open plan kitchen/diner and lounge to the ground floor, the first floor benefits from two bedrooms, en-suite and family bathroom, a further two bedrooms and bathroom on the upper floor, rear garden, garage and off road parking for 2/3 cars. Available now, EPC Rating (B). Council tax band (E). Available Mid October. Holding Fee £438.46. Deposit £2,192.31.

- Four bedroom town house
- EPC Rating B
- Council Tax Band E
- Garage and off road parking
- Holding Fee £438.46
- Deposit £2,192.31

## Ground Floor

uPVC double glazed door into:

### Entrance Hall

Laminate flooring, radiator, wooden skirting boards, smoke alarm, stairs to the first floor, wooden door to under stairs storage cupboard housing fuse box, heating & hot water control, wooden door to:

### Cloakroom

5' 02" x 2' 11" (1.57m x 0.89m)

Tiled flooring, wooden skirting boards, radiator, low level W.C., wash hand basin, wall mounted extractor fan.

### Kitchen/Dining Room

18' 05" x 9' 02" (5.61m x 2.79m)

Laminate flooring, wooden skirting boards, radiator, range of wall & base units with work surface over, and inset 1 1/2 bowl stainless steel sink and drainer. Built-in double oven, built-in gas hob with extractor over, built-in dishwasher, washing machine, fridge-freezer and water softener. uPVC double glazed sash style window to front aspect, uPVC double glazed patio doors to rear garden, T.V aerial point. Wooden door into:

### Lounge

10' 09" x 18' 05" (3.28m x 5.61m)

Laminate flooring, wooden skirting boards, two radiators, uPVC double glazed sash style window to front aspect, uPVC double glazed sash style bay window to side aspect, uPVC double glazed patio doors to rear garden. T.V aerial point, double B.T socket.

## First Floor

### Stairs and Landing

Carpeted, wooden skirting boards, uPVC double glazed window to rear aspect, smoke alarm, wooden door to airing cupboard housing water tank and shelving. Wooden door to:

### Bedroom One

13' 06" x 11' 01" (narrowing to 9' 06") (4.11m x 3.38m)

Carpeted, wooden skirting boards, radiator, uPVC double glazed window to rear aspect, uPVC double glazed window to side aspect. T.V aerial point, heating control panel, two built-in wardrobes. Wooden door to:

### En-Suite

5' 03" x 4' 08" (1.60m x 1.42m)

Tiled flooring, low level W.C., shower cubicle, wash hand basin, uPVC double glazed obscured window to front aspect. Ceiling mounted extractor fan.

### Bedroom Two

18' 05" x 9' 04" (narrowing to 8' 04") (5.61m x 2.84m)

Carpeted, wooden skirting boards, two radiators, uPVC double glazed sash style window to front aspect, uPVC double glazed sash style window to rear aspect.



## Family Bathroom

7' 10" x 6' 03" (2.39m x 1.91m)

Tiled flooring, low level W.C, wash hand basin, shower enclosure, bath, ceiling mounted extractor fan, wall mounted heated towel radiator, uPVC double glazed obscured sash style window to front aspect.

## Second Floor

### Stairs and Landing

Carpeted, wooden skirting boards, radiator, smoke alarm. Door to:

### Family Bathroom

6' 02" x 5' 05" (1.88m x 1.65m)

Vinyl flooring, wash hand basin, low level W.C, shower, wall mounted heated towel rail, ceiling mounted extractor fan, uPVC double glazed obscured window to front aspect.

### Bedroom Three

11' 00" x 14' 08" (3.35m x 4.47m)

Carpeted, wooden skirting boards, radiator, uPVC double glazed window to front aspect, loft hatch.

### Bedroom Four

14' 08" x 9' 05" (4.47m x 2.87m)

Carpeted, wooden skirting boards, radiator, telephone socket, uPVC double glazed window to front aspect.

## Outside

### Front

Pathway around the front of the property and to the side. Shrubs and trees, gas meter, outside light, brick wall around the property.

### Driveway/Garage

Off road parking for 2 cars, two electric meters. Up and over metal door, concrete floor, power and light, wooden ceiling beams.

## Rear Garden

Mainly laid to lawn, patio area, personnel door to garage, outside lights. Wooden gate to side access/garage and parking. Outside tap.

## 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 terminate 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.

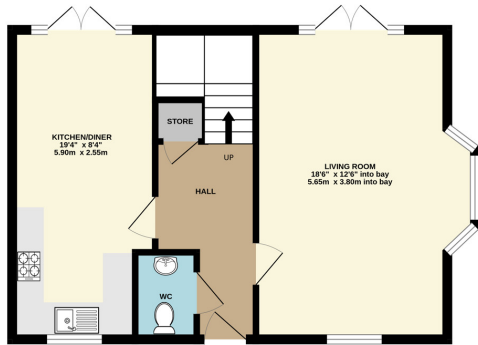
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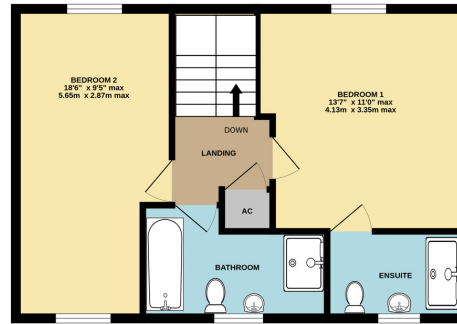




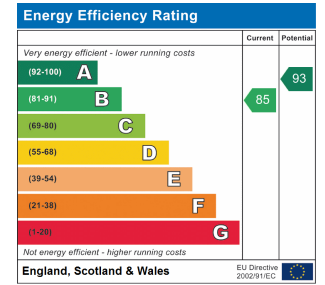
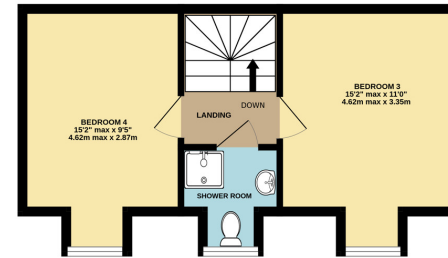
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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## 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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