



48a, Everton Road

Potton, Sandy,
Bedfordshire, SG19 2PA
£1,300 pcm

country
properties

We are delighted to offer for rent this two bedroom house comprising of lounge, kitchen, inner hallway, cloakroom, two bedrooms, bathroom, rear garden, garage and parking. Available immediately. EPC rating B. Council Tax Band C. Holding fee £300.00. Deposit £1500.00.

- Two Bedroom House
- Garage and Parking
- EPC Rating B
- Council Tax Band C
- Holding Fee £300.00
- Deposit £1,500.00

UPVC Double Glazed Front Door into:

Lounge

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. Stairs rising to first floor. Smoke alarm. Wall mounted fuse box. Heating control thermostat.

Kitchen

Tiled flooring. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect. Wall and base units with work surfaces over. Stainless steel one and a half bowl sink and drainer. Built in oven and hob with extractor over. Built in fridge/freezer. Space for washing machine. Space for dishwasher. Wall mounted gas boiler. Carbon monoxide alarm. Smoke alarm.

Inner Hallway

Tiled flooring. Wooden skirting boards. UPVC double glazed door to rear garden.

Cloakroom

Tiled flooring. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect. Low level WC. Wash hand basin. Wall mounted extractor fan.

Stairs and Landing

carpeted. Wooden skirting boards. Loft hatch (Not To Be Used). Smoke alarm. Wooden doors to all rooms.

Bedroom One

Carpeted. Wooden skirting boards. Two UPVC double glazed windows to front aspect. Radiator. Wooden door to built in wardrobe over the stairs.

Bedroom Two

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect. Wooden door into built in wardrobe.

Bathroom

Vinyl flooring. Wooden skirting boards. UPVC double glazed obscured window to rear aspect. Wash hand basin. Low level EC. Bath with shower attachment. Wall mounted heated towel rail. Ceiling mounted extractor fan.

Rear Garden

Patio pathway. Outside tap. Outside light. Artificial lawn. Wooden gate to side access leading to parking area and garage. Fully enclosed with wooden fencing.



Garage

Up and over door. Parking space to the front of 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.

Redman Stewart Ltd T/A Country Properties are members of The Property Ombudsman (TPO)

Redress Scheme. Membership number D00609.

Redman Stewart Ltd T/A Country Properties are part of a Client Money Protection Scheme with Propertymark. Membership number C0016528.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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www.country-properties.co.uk

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