



6, Buttermere Path

Biggleswade,
Bedfordshire, SG18 8QL
£1,100 pcm

country
properties

This 2 double bedroom cluster home is conveniently located for access to the Town Centre and Train Station. The property offers; re-fitted kitchen, lounge/diner, 2 bedrooms, re-fitted shower room, gardens, allocated parking and gas to radiator central heating. Council Tax Band B. EPC Rating C. Available Immediately.

- 2 DOUBLE BEDROOMS
- CONVENIENT FOR TOWN CENTRE & TRAIN STATION
- ALLOCATED PARKING
- Council Tax Band B
- EPC Rating C

Ground Floor

Front Garden

Mainly laid to gravel. outside washing line. Outside light. Wooden door into external storage cupboard housing electric meter. UPVC double glazed front door into:

Entrance Hall

Laminate flooring. Wooden skirting boards. Fuse box. smoke alarm. Heating control thermostat. Wooden door into storage cupboard with wooden shelving. Wooden door into further under stairs storage cupboard. Wooden door into:

Kitchen

11' 8" x 7' 5" (3.56m x 2.26m) Tiled flooring. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect. Wall and base units with work surface over. Stainless steel one and a half bowl sink and drainer. Built in oven and hob with extractor over. Space for washing machine. Space for dishwasher.

Space for fridge/freezer. Wall mounted gas boiler. Carbon monoxide alarm. Wooden door into:

Lounge/Diner

15' x 11' 9" (4.57m x 3.58m) Laminate flooring. Wooden skirting boards. UPVC double glazed bay window to front aspect. New venetian blinds to be fitted. Radiator. BT Open Reach socket. Stairs rising to first floor. TV aerial point.

Landing and Landing

Brand new carpet to be fitted. Wooden skirting boards. Smoke alarm. Wooden doors to all rooms.

Bedroom One

11' 9" x 8' 4" (3.58m x 2.54m) Brand new carpet to be fitted. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect. New venetian blinds to be fitted Loft hatch (Not To Be Used).

Bedroom Two

11' 8" x 7' 7" (3.56m x 2.31m) Brand new carpet to be fitted. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. New venetian blinds to be fitted. Built in wardrobes.

Bathroom

7' 9" x 4' 6" (2.36m x 1.37m) Tiled flooring. UPVC double glazed obscured window to side aspect. WC. Wash hand basin. Shower cubicle. Ceiling mounted extractor fan. Wall mounted towel radiator.

Rear Garden

Gravelled area with wooden surround.



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/

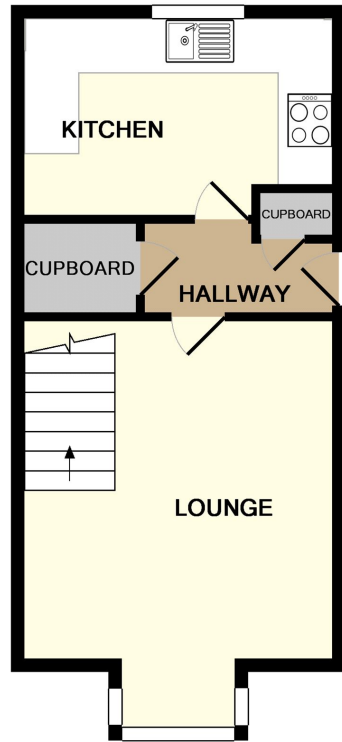
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

Change of sharer at the tenant's request – £50.00 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

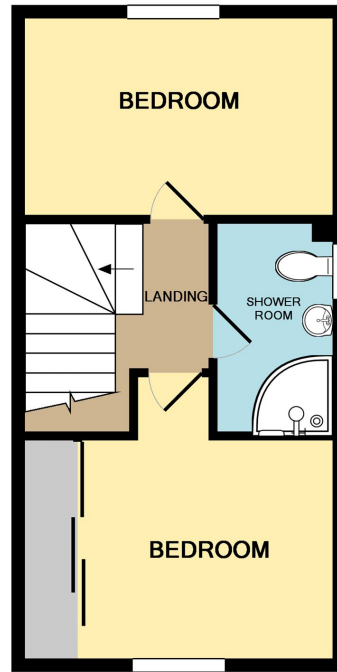
Early termination of tenancy at tenant's request – Should the tenant wish to terminated their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start of date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

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GROUND FLOOR
APPROX. FLOOR
AREA 289 SQ.FT.
(26.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 277 SQ.FT.
(25.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 566 SQ.FT. (52.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	88
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

Viewing by appointment only

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