



4, Pentland Close

Sandy,
Bedfordshire, SG19 1TP
£1,100 pcm

country
properties

A two bedroom cluster house, in a quiet cul-de-sac location, comprising of hallway with a spacious storage cupboard, modern fitted kitchen - complete with ample storage and work surfaces. living room to the front aspect of the property, two spacious double bedrooms and a bathroom with a walk-in shower. Available immediately. EPC Rating C. Council Tax Band B. Holding Fee £253.85. Deposit £1,269.23.

- Two bedrooms
- Allocated parking for one car
- EPC Rating C
- Council Tax Band B
- Holding Fee £253.85
- Deposit £1,269.23

UPVC Double Glazed Front Door Leading Into:

Entrance Hallway

Coir matt. Vinyl flooring. Wooden door opening into under stairs storage cupboard. Fuse box. Wooden skirting boards. Rose pendent light fitting. Wooden door opening into:-

Kitchen

Vinyl flooring. Wooden skirting boards. Wall and base units with work surfaces over. Integrated oven with gas hob and extractor hood over. Built in fridge/freezer. Space for washing machine. Stainless steel sink and drainer with chrome effect swan neck tap over. Wall mounted manrose fan. UVC double glazed window to front aspect. Radiator. Wooden door opening into under stairs storage cupboard.

Lounge

Carpeted. Wooden skirting boards. UPVC double glazed window to front aspect. Radiator. Virgin media box. Virgin media telephone socket. TV aerial point. Stairs rising to first floor. Smoke alarm.

Stairs and Landing

Carpeted. Wooden Skirting boards. Smoke alarm.

Bedroom One

Carpeted. Wooden skirting boards., Radiator. UPVC double glazed window to front aspect.

Bathroom

Vinyl flooring. Wooden skirting boards. Wash hand basin set in a vanity unit with chrome effect mixer tap over. Low level WC. Shower enclosure. Wall mounted shower on a chrome effect riser rail, with a chrome effect wall mounted bar mixer control. Obscured window. Heated towel radiator. UPVC double glazed obscured window to front aspect. Ceiling mounted extractor fan.

Bedroom Two

Carpeted. Wooden Skirting boards. Radiator. UPVC double glazed window to front aspect. Loft hatch (Not To Be Used).

External

Allocated parking for one vehicle.



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/

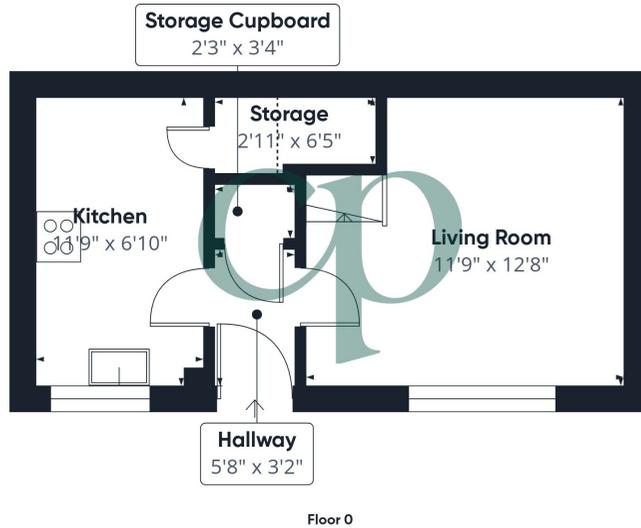
Variation of contract at the tenant's request – £50.00 (inc. VAT) per agreed variation.

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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Floor 0



Floor 1



Approximate total area⁽¹⁾

508 ft²

Reduced headroom

12 ft²

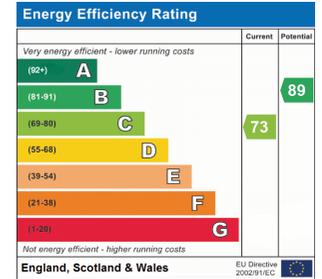
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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