



5, Moonflower Place

Biggleswade,
Bedfordshire, SG18 8YP
£1,750 pcm

country
properties

A four bedroom town house located on the Orchard Chase Development just 1.6 miles to Biggleswade Train Station (as per google maps). Comprising of entrance hall, lounge, kitchen/diner and cloakroom to the ground level, three bedrooms and family bathroom to the first floor and master bedroom and en-suite to the second floor, enclosed rear garden and driveway providing off road parking for 3 cars. The property is available on a part furnished basis. Available mid July. One small pet considered. EPC Rating B. Council tax band D.

- One Small Pet Considered
- Off Road Parking For 3 Cars
- Four Bedroom Town House
- Enclosed Rear Garden
- Available Mid July
- Part Furnished

Front of Property

Borders with shrubs and plants. Pathway leading to front door. Outside lights. Driveway to side with parking for three cars.

Entrance Hall

UPVC double glazed door into entrance hall. Radiator. Laminate flooring. Wooden skirting boards. Stairs rising to first floor. Smoke Alarm. Wooden door to storage area.

Lounge

13' 11" x 12' 06" Narrowing to 9' 06" (4.24m x 3.81m) Carpeted. Wooden skirting board. UPVC double glazed window to front aspect. Radiator. Heating Control. Smoke alarm.

WC

7' 0" x 4' 09" (2.13m x 1.45m) Laminate flooring. Wooden skirting boards. Radiator. Wash Hand Basin. WC. Ceiling mounted extractor.

Kitchen/Diner

14' 06" x 9' 05" x 16' 00" (4.42m x 2.87m) Laminate flooring. Wooden skirting boards. UPVC double glazed patio doors to rear aspect. UPVC double glazed window to rear aspect. Wall and base units with work surface over. Stainless steel sink 1 1/2 bowl with drainer. Built in gas five ring hob with extractor over. Built in oven and grill. Built in fridge/freezer. Built in dish washer. Built in washing machine. Smoke alarm. Wall mounted gas boiler. Radiator. Wooden door to understairs storage.

Stairs and Landing

Carpeted. Wooden skirting boards. Stairs rising to second floor. Wooden door to airing cupboard housing hot water tank. Radiator. Smoke Alarm.

Bedroom Four

10' 09" x 7' 02" Narrowing to 7' 03" x 5' 05" (3.28m x 2.18m) Carpeted. Wooden skirting board. Radiator. UPVC double glazed window to rear aspect. Wooden door to storage cupboard.

Bedroom Three

10' 08" x 8' 05" (3.25m x 2.57m) Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect.

Bathroom

Vinyl flooring. Wooden skirting boards. Wall mounted heated towel radiator. WC. Wash hand basin. Bath with shower over. Ceiling mounted extractor.



Bedroom Two

10' 03" x 8' 11" (3.12m x 2.72m) Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect.

Second Stairs and Landing

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

Master Bedroom

19' 04" x 10' 06" (5.89m x 3.20m) Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. Skylight. Smoke alarm. Built in wardrobes. Heating Control.

En-Suite

Vinyl flooring. Wooden skirting boards. Wall mounted heated towel radiator. Wash hand basin. WC. Shower cubicle. Skylight. Wall mounted extractor fan.

Rear Garden

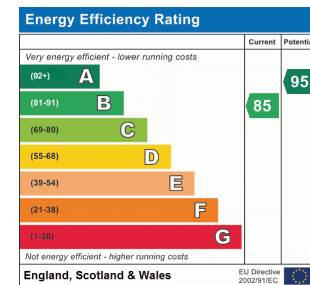
Mainly laid to lawn. Wooden gate for side access. Wooden shed. Outside light. Outside tap. Outside electric socket. Pathway leading from patio doors to shed.

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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Viewing by appointment only

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