



18, Ivel Road
Sandy,
Bedfordshire, SG19 1AX
£1,100 pcm

country
properties

This two bedroom Victorian Terraced property redecorated throughout, close to the Town Centre and Train Station. The property offers two reception rooms, kitchen, ground floor bathroom, two bedrooms and courtyard garden. Available immediately. EPC Rating C. Council Tax Band B. Holding fee £253.85. Deposit £1,269.23.

- Two Bedroom Terrace House
- Redecorated Throughout
- EPC Rating C
- Council Tax Band B
- Holding Fee £253.85
- Deposit £1,269.23

UPVC Double Glazed Door into:-

Lounge

Wooden flooring. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. Double wooden doors opening into cupboard housing fuse box, gas meter and electric meter. TV aerial point. Telephone socket.

Dining Room

Wooden flooring. Wooden skirting boards. Radiator. Stairs rising to first floor. Smoke alarm. Heating control thermostat. Freestanding fridge/freezer. Base units with work surfaces over. Wooden door into:-

Kitchen

Tiled flooring. Wooden skirting boards. UPVC double glazed door to rear. UPVC double glazed window to rear. Radiator. Wall and base units with work surfaces over. Stainless steel sink and drainer. Built in oven and hob. Freestanding washing machine. Wooden door into:-

Bathroom

Tiled flooring. Wooden skirting boards. Two UPVC double glazed windows to side aspect. Radiator. Bath with shower over. Wash hand basin with vanity unit. Low level WC. Wall mounted gas boiler. Wooden door opening into storage cupboard. Carbon monoxide alarm. Wall mounted extractor fan

Stairs and Landing

Carpeted. Wooden skirting boards. Loft hatch (Not To Be Used). Smoke alarm.

Bedroom One

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. Feature fire place (Not To Be Used).

Bedroom Two

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

Rear Garden

Wooden gate to both sides for shared access with neighbouring properties. Decking. Laid to gravel. Pathway.



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

Country Properties | 79, High Street | SG18 0LA

T: 01767 317799 | E: biggleswade@country-properties.co.uk

www.country-properties.co.uk

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