

A photograph of a two-story red brick house with a white garage door and a front garden. The house has a dark blue front door and a bay window with white frames and diamond-patterned glass. The garden is green with some bushes and a concrete path leading to the door. A gravel driveway is in the foreground. The sky is blue with some clouds.

12, Windmill View

Biggleswade,
SG18 8WP
£1,475 pcm

country
properties

We are delighted to offer this three bedroom property situated within a cul-de-sac benefiting from off road parking and a garage. Comprising of entrance hall, cloakroom, lounge, kitchen/diner, three bedrooms, family bathroom, rear garden wrapping round the side, garage and off road parking. Available immediately. EPC Rating D. Council Tax Band C. Holding Fee £340.38. Deposit £1,701.92.

- Three Bedrooms
- Parking for One Vehicle and Garage
- EPC Rating D
- Council Tax Band C
- Holding Fee £340.38
- Deposit £1,701.92

Front External

Paved pathway leading to UPVC double glazed front door. Pathway leading to rear wooden side gate for rear access. Off road parking for one car. Mainly laid to lawn. Mature shrubs. Gas meter box. Outside light. TV satellite dish. Electric box.

Entrance Hall

Carpeted. Wooden skirting boards. Radiator. Fuse box. Alarm control panel. Wooden door housing stop tap. Wooden door into:-

Cloak Room

Carpeted. Wooden skirting boards. UPVC double glazed obscured window to side aspect. Radiator. Wash hand basin. Low level WC. Alarm box.

Lounge

18' 04" NT x 15' 11" x 10' 09" (5.59m NT x 4.85m x 3.28m)

Carpeted. Wooden skirting boards. Two radiators. UPVC double glazed bay window to front aspect. Stairs rising to first floor. Smoke alarm. Heating control thermostat. Wooden door to under stairs storage cupboard. Two telephone sockets. Virgin media box. TV aerial point. Double wooden doors opening into:-

Kitchen/Diner

14' 10" x 8' 00" (4.52m x 2.44m)

Vinyl flooring. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect. UPVC double glazed doors opening to rear garden. Wall and base units with work surfaces over. Built in oven and gas hob with extractor over. Ceramic sink and drainer. Space for fridge/freezer. Space for washing machine. Space for slim line dishwasher. Carbon monoxide alarm. Wall mounted gas boiler.

Stairs and Landing

Carpeted. Wooden skirting boards. Radiator. UOVC double glazed window to side aspect. Loft hatch (Not To Be Used). Smoke alarm. Wooden door opening to over stairs storage cupboard with radiator and fitted shelves.



Family Bathroom

6' 02" x 6' 02" (1.88m x 1.88m)

Vinyl flooring. Wooden skirting boards. Radiator. UPVC double glazed obscured window to front aspect. Wash hand basin. Low level WC. Bath with shower attachment. Ceiling mounted extractor fan. Shaver socket. Wall mounted medicine cabinet.

Bedroom One

10' 03" x 8' 05" (3.12m x 2.57m)

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to front aspect. Double doors opening into built in wardrobe.

Bedroom Two

11' 10" x 8' 09" (3.61m x 2.67m)

Carpeted. Wooden skirting boards. Radiator. UPVC double glazed window to rear aspect. NTL box. Double wooden doors into built in wardrobe.

Bedroom Three

8' 02" x 6' 00" (2.49m x 1.83m)

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

Rear Garden

Laid to patio. Outside tap. Outside light. Fully enclosed with wooden fencing. Mainly laid to lawn. Mature trees and shrubs. Two brick walls with soil borders. Pathway leading down to wooden gate for access to the front of the property. Rotary washing line. Wooden archway into further rear side garden. Mainly laid to lawn. Patio area. Two wooden sheds.

Garage

Roller door to the front. Wooden personnel door to the rear. Power and light. Fitted shelving. Ceiling beams.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C		68
(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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