



9, Drove Road

Gamlingay,
Bedfordshire, SG19 2HS
£1,450 pcm

country
properties

*** AVAILABLE NOW *** Three bedroom semi detached cottage in an idyllic rural location with stunning views. Comprising of entrance hall, lounge, kitchen/diner, three bedrooms, bathroom, separate WC, large garden, garage and off road parking. Benefiting from a wood burning stove. Pets considered. EPC Rating D. Council Tax Band B. Holding Fee £334.62. Deposit £1,673.07.

- Three Bedroom Semi Detached
- Garage & Off Road Parking
- Council Tax Band B
- EPC Rating D
- Holding Fee £334.62
- Deposit £1,673.07

Ground Floor

Entrance Hall

Carpeted. Wooden skirting boards. Radiator. Wooden door into lounge.

Lounge

12' 5" x 12' 1" (3.78m x 3.68m) Carpeted. Wooden skirting boards. Radiator. Window to front aspect. Wooden door into storage area with shelves and window. Wooden door into under stairs storage. Wood burner.

Kitchen/Diner

17' 4" x 7' 11" (5.28m x 2.41m) Wooden door into kitchen area. Tiled flooring. Wooden skirting boards. Wall and base units with work surface over. Stainless steel sink and drainer. Space for washing machine. Space for fridge freezer. Built in electric oven and hob with extractor over. Panelled radiator to dining room area. Built in storage cupboard. Wall mounted oil boiler. Windows to side and rear.

First Floor

Bedroom One

12' 6" x 9' 2" (3.81m x 2.79m) Carpeted. Wooden skirting boards. Radiator. Window to front. Wooden door to storage area with wooden shelf. Feature fireplace.

Bedroom Two

10' 8" x 8' 0" (3.25m x 2.44m) Carpeted. Wooden skirting boards. Radiator. Window to rear. Wooden door opening to airing cupboard housing hot water tank and controls.

Bedroom Three

Carpeted. Wooden skirting boards. Radiator. Window to side.

Separate WC

4' 5" x 2' 11" (1.35m x 0.89m) Vinyl flooring. Wooden skirting boards. Window to rear. Low level WC. Radiator.

Bathroom

7' 11" x 4' 2" (2.41m x 1.27m) Vinyl flooring. Wooden skirting boards. Window to side. White plastic bath with plastic side panel and wall mounted electric shower. Wash hand basing with vanity unit. Radiator.



Outside

Garage

Up and over door. Concrete floor. Power and light.
Parking to front and side.

Garden

Mainly laid to lawn. Mature trees and shrubs.
Outside light. Sky dish. Oil tank. External storage
outbuildings.

Agency Fees

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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