



20A, Back Street

Biggleswade,
Bedfordshire, SG18 8JA
£1,400 pcm

country
properties

Be the first to make this beautifully presented, brand new two-bedroom semi-detached house your home. Ideally located within easy walking distance of the town centre and train station. This property offers modern living with excellent convenience for commuters and local amenities. Comprising of entrance hall, cloakroom, open plan kitchen/lounge, two bedrooms, family bathroom, rear garden and parking. Available from 1st September. Holding fee £323.07. Deposit £1,615.38. Council Tax Band (TBC). EPC Rating C.

- Brand New Home
- Two Bedroom Semi Detached
- Available 1st September
- Holding Fee £323.07
- Deposit £1,615.38
- Close To Local Amenities

External

Front Garden

Block paved driveway leading to parking for 1/2 cars with a turning area for both properties. Pathway leading to front door and rear garden. Gas and electric meters. Artificial lawn. Outside light.

Garden

Wooden gate to fully enclosed garden. Mainly laid to artificial lawn. Plants yet to be put in.

Ground Floor

Entrance Hall

UPVC double glazed front door. LVT flooring. Wooden skirting boards. Fuse box. Smoke alarm. Stairs rising to first floor. Underfloor heating.

Cloakroom

LVT flooring. Wooden skirting boards. Low level WC with built in wash hand basin. UPVC double glazed obscured window. Ceiling mounted extractor fan. Underfloor heating.

Open plan Lounge and Kitchen

LVT flooring. Wooden skirting boards. UPVC double glazed window. Heating control panel. Telephone socket. TV aerial point. Wall and base units with worksurfaces over. Stainless steel sink and drainer. Built in oven and hob with extractor over. Built in fridge freezer, washing machine and dishwasher. Smoke alarm. Wooden door to understairs storage cupboard.

First Floor

Stairs and Landing

Brand new carpet being fitted. Wooden skirting boards. Radiator. Loft hatch (NOT TO BE USED). Smoke alarm. Wooden door into airing cupboard housing gas boiler.

Bathroom

LVT flooring. Wooden skirting boards. Low level WC. Wash hand basin with vanity unit. Bath with shower over. Wall mounted heated towel radiator. Ceiling mounted extractor fan. Shaver socket.



Bedroom One

Brand new carpet being fitted. Wooden skirting boards. Radiator. UPVC double glazed window. Heating control panel. TV aerial point.

Bedroom Two

Brand new carpet being fitted. Wooden skirting boards. UPVC double glazed window. Radiator. Telephone socket.

Agent Notes

Please note that there is already a broadband service at the property and you will pay an additional charge of £26.99 per month to use this service. This will remain in place for the first 24 months of the tenancy and you cannot change or disconnect this to go over to another provider.

The broadband service provided offers the following Fibre 76 with MPLS speeds of 50gb.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	80	
(69-80) C		
(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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