

11, Drove Road

Gamlingay, Gamlingay,
Bedfordshire, SG19 2HS

£1,450 pcm

country properties

Three bedroom semi detached cottage in an idyllic rural location with stunning views. The property benefits from three bedrooms, separate WC, bathroom, lounge with a wood burning stove, kitchen / dining room area, garage and off road parking. Available mid November. EPC Rating E. Council tax band B. Holding Fee £334.62. Deposit £1,673.07.

- Three Bedroom Semi Detached
- Idyllic Rural Location
- EPC Rating E
- Council Tax Band B
- Holding Fee £334.62
- Deposit £1,673.07

Ground Floor

Wooden Front Door Into:

Lounge

17' 5" into recess x 12' 6" narrowing to 12' (5.31m x 3.81m)
Carpeted. Radiator. Window to front aspect. Window to side aspect. Wall mounted cupboard housing fuse box and electric meter. Wooden door into storage area. Wooden door into under stairs storage. Wooden door to stairs and landing. Brick built fire place with tiled hearth and Villager wood burner. Large Upvc double glazed window to front. Upvc double glazed window to side.

Kitchen

17' 3" x 7' 11" (5.26m x 2.41m)
Wooden door into Kitchen area. Tiled flooring. Wall and base units. Space for washing machine, fridge and freezer. Built-in electric oven and hob. Wall mounted extractor hood. Stainless steel sink and drainer. Panelled radiator to Dining Room area. Built-in storage cupboard. Fuse box. Windows to side and rear.

Rear Lobby

Wooden door into Lobby. Wooden door to rear garden. Boiler. Window to rear. Tiled flooring. Wooden door to stairs and landing, carpeted with wooden hand rail.

First Floor

Bedroom One

12' 5" x 9' 1" (3.78m x 2.77m)
Wooden door. Carpeted. Radiator. Large window to front. Wooden skirting. Wooden door to storage area. Wooden shelf.

Bedroom Two

10' 6" into recess x 8' 9" narrowing to 8' (3.20m x 2.67m)
Wooden door. Radiator. Window to rear. Wooden skirting. Carpeted. Double wooden doors opening into airing cupboard housing hot water tank and controls. Fitted shelves. Additional small storage area above.







Bedroom Three

8' 0" x 7' 2" (2.44m x 2.18m)
Wooden door. Radiator. Carpeted. Window to side. Access to loft space (not to be used.) Wooden skirting.

Separate WC

4' 5" x 3' 0" (1.35m x 0.91m)
Wooden door. Low level WC. Wash hand basin. Vinyl flooring. Radiator. Window to rear.

Bathroom

7' 11" x 4' 2" (2.41m x 1.27m)
Wooden door. Window to side. Vinyl flooring. Wall mounted heated towel rail. White plastic bath with wooden side panel and wall mounted electric shower over. Wash hand basin. Vanity unit.

Outside

Front

Block paved patio area/additional parking. Pathway leading to front door. Double wooden gates to rear.

Garage

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

Rear Garden

Fully enclosed rear garden. Mainly laid to lawn. Mature trees and shrubs. Outside light. Sky dish. Fenced area with oil tank. Wooden door into brick-built storage area with concrete floor and fitted shelf. Wooden door into storage area with power and light, fitted shelves and brick-built coal 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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