

2b, Campton Road

Shefford,
Bedfordshire, SG17 5BJ
£1,250 pcm

country properties

A two bedroom cluster house comprising of front garden, open plan lounge/kitchen, two bedrooms and bathroom. Available Immediately. EPC Rating C. Council Tax Band C. Holding Fee £288.46. Deposit £1,442.30.

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Front Graden

Wooden gate. Gravelled front. Part paved. UPVC double glazed door into:-

Entrance Hall

Laminate flooring. Wooden skirting boards. Painted walls. Inset ceiling spot light. Door into:-

Open Plan Lounge/Kitchen

Lounge area:
Laminate flooring. Wooden skirting board. Painted walls. Two wall mounted radiators. Two UPVC double glazed windows.
Kitchen Area
Laminate flooring. Wall and base units with work surfaces over. Sink and drainer. Electric hob with extractor hood over. Electric oven. Freestanding washing machine. Boiler. Fuse box. UPVC double glazed window.

Stairs and Landing

Carpeted. Wooden skirting boards. Wooden banister. Painted walls. Loft Hatch (Not To Be Used). Ceiling mounted smoke detector. Plug socket.

Bathroom

Tiled flooring. Tiled walls. Inset ceiling spot lights. Sink with vanity unit under. Bath with shower screen and shower. Wall mounted extractor fan. UPVC obscured window. WC with push button flush.

Bedroom One

Carpeted. Wooden skirting boards. Painted walls. Inset ceiling spot lights. Two UPVC double glazed windows. Wall mounted radiator. Two plug sockets.

Bedroom Two

Carpeted. Wooden skirting boards. Painted walls. Inset ceiling spot lights. UPVC double glazed window. Wall mounted radiator. Two plug sockets.







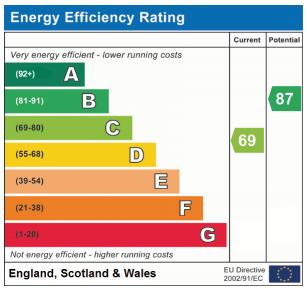
Agency Fees

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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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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