



TO LET

Virginia Gardens, Bledlow Ridge
£1,795 pcm + security deposit

Very attractive two bedroom detached bungalow in village location

- Detached bungalow
- Lovely semi rural location
- Cul de sac
- Two double bedrooms
- Driveway parking
- Large rear garden with sheds/workshop
- Newly carpeted
- Two reception rooms
- Garage with power and light
- Kitchen with appliances



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Virginia Gardens,
Bledlow Ridge,
Bucks
HP14 4JL

>> Key Features

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This attractive two bedroom detached bungalow situated in a quiet cul de sac comes to the market on an unfurnished basis and is available immediately. Located in the highly sought after semi rural location of Bledlow Ridge, this newly carpeted accommodation comprises entrance hall with storage cupboard, large sunny living room with gas fire, second reception/dining room, fully fitted kitchen with appliances (please ask for details), main bedroom with fitted wardrobes, second double bedroom with cupboard units and shelving, family bathroom with bath and shower over. Double glazing. Gas central heating. Lovely South facing rear gardens with work shop / sheds (power connected), garage with power and light. Driveway parking. Energy efficiency rating grade D. Council tax band E. Managed by the agent, a Propertymark member with full client money protection. Certain pets may be considered.

IMPORTANT - The holding deposit is equivalent to one week of the final agreed rent. The security deposit is equivalent to five weeks of the final agreed rent. Tenants pay all utility bills and council tax. Tenants arrange their own broadband and must make the necessary enquiries as to the speed and quality of broadband and the strength of the mobile phone signal where this property is situated. A broadband and mobile signal coverage checker can be found on the website of Ofcom.





TOTAL: 78.2 m² (842 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. It is your responsibility to verify the accuracy of the floor plan and any part of the agreement. We hereby disclaim for any errors, omission or misstatements in either this or any other document(s) provided by us or our agents/branches.

Directions



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84
69-80	C		
55-68	D	65	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

Our Fees

1) Lost keys and/or other security devices - Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (Inc. VAT) for the time taken replacing lost key(s) or other security device(s).

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Paul Kingham Lettings cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.