



93 Station Road | Tempsford | Sandy | SG19 2AX

Rent £1,100 pcm

- Semi Detached Cottage
- Two Bedrooms
- Village Location
- Redecorated Throughout
- Kitchen/Dining Room
- Enclosed Rear Garden
- Driveway Parking
- Council Tax Band 'C'
- EPC Rating 'E'
- Available NOW

FAQ's

Council Tax Band: C
 Pets: Not Allowed
 Smoking: Not Allowed

Application Process

Holding Deposit

We require a holding deposit equal to 1 weeks rent whilst undertaking the necessary checks subject to the "deadline for agreement" which is usually 15 days after we receive the holding deposit. The deadline is when the Landlord can accept or decline the tenancy. The holding deposit will be refunded in the event of the Landlord dedining. We will retain the holding deposit if, for any reason, false or misleading information is given that affects the decision to let the property to you, you fail the "Referencing," you withdraw from the agreement or you fail to take all reasonable steps to enter into the agreement. Where we retain the holding deposit, we will set out, in writing, our reasons for doing so within 7 days.

Deposit

The deposit is equal to 5 weeks rent.

Tenant Fees

Changes to the Tenancy Agreement - **£50 inc VAT**
 Standard Door Key Replacement - **£10 inc VAT**
 Specialist Door Key Replacement - **£20 - £50 inc VAT**
 Fob Replacement - **£50 inc VAT**

ENTRANCE HALLWAY Doors to Bathroom: Lounge: Stairs to First Floor Landing.

BATHROOM 16' 10" x 09' 07" (5.13m x 2.92m) Window to Front: Radiator: Toilet: Wash Hand Basin: Shower Over Bath.

LOUNGE 12' 03" x 11' 08" (3.73m x 3.56m) Window to Front: Radiator: Wood Burner: Storage Cupboard: Door into Kitchen.

KITCHEN/DINING ROOM 11' 00" x 10' 02" (3.35m x 3.1m) Window to Side: Space for Washing Machine and Freestanding Fridge/Freezer: Larder.

FIRST FLOOR LANDING Doors to Two Bedrooms: Window to Rear.

BEDROOM ONE 15' 05" x 10' 02" (4.7m x 3.1m) Window to Side: Ormate Fire Place with Surround: Radiator.

BEDROOM TWO 12' 05" x 11' 09" (3.78m x 3.58m) Window to Front: Radiator: Two Storage Cupboards.

REAR GARDEN Fully Enclosed Rear Garden: With Brick Shed.

PARKING Driveway Parking to the side of the house.

