



33 Walker Mead | | Biggleswade | SG18 8GW

Rent £1,750 pcm

- Three Storey Town House
- Three Bedrooms
- Master Suite with Ensuite
- Bedroom Two with Ensuite
- Kitchen/Dining Room
- Allocated Parking
- Fully Enclosed Garden
- Council Tax Band 'D'
- EPC Rating 'B'
- Available November 2024

FAQ's

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

Application Process

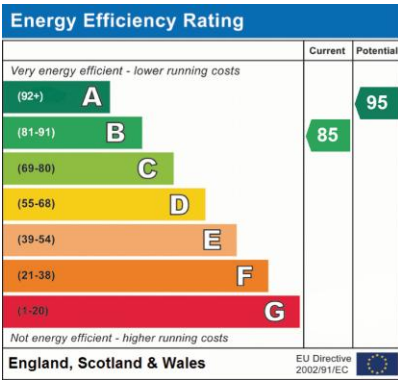
Holding Deposit
 We require a holding deposit equal to 1 weeks rent whilst undertaking the necessary checks subject to the "deadline for agreement" which is usually 15 days after we receive the holding deposit. The deadline is when the Landlord can accept or decline the tenancy. The holding deposit will 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 Stairs to First Floor Landing: Doors to WC: Kitchen: Lounge.

WC Toilet: Wash Hand Basin: Radiator: Extraction.

KITCHEN/DINING ROOM 15' 02" x 07' 05" (4.62m x 2.26m) Window to Front: Modern Fitted Kitchen: Integrated Fridge/Freezer: Dishwasher: Space for Washing Machine: Gas Hon: Electric Oven.

LOUNGE 14' 08" x 11' 10" (4.47m x 3.61m) Patio Doors into Garden: Window to Rear: Radiator: Storage Cupboard.

FIRST FLOOR LANDING Doors to Bedrooms Two and Three: Family Bathroom: Stairs to Second Floor Suite: Storage Cupboard Housing Water Tank.

BEDROOM TWO 14' 08" x 09' 11" (4.47m x 3.02m) Window to Rear: Two Fitted Wardrobes: Radiator: Door to Ensuite.

ENSUITE Single Shower Cubicle: Wash Hand Basin: Toilet: Heated Towel Radiator.

BEDROOM THREE 10' 03" x 07' 06" (3.12m x 2.29m) Window to Front: Radiator.

FAMILY BATHROOM Window to Front: Hand Held Shower Over Bath: Toilet: Wash Hand Basin: Heated Towel Radiator.

SECOND FLOOR LANDING Door to Master Suite and Ensuite.

MASTER SUITE 17' 01" x 10' 11" (5.21m x 3.33m) Window to Front: Velux to Rear: Storage Cupboard Housing Boiler: Dressing Area: Door to Ensuite: Radiator.

ENSUITE Velux to Rear: Single Walk-in Shower Cubicle: Wash Hand Basin: Toilet: Heated Towel Radiator.

REAR GARDEN Fully Enclosed Rear Garden: With Shed and Gated Access.

