



Pluto Drive | | Biggleswade | SG18 8EZ

Rent £1,250 pcm

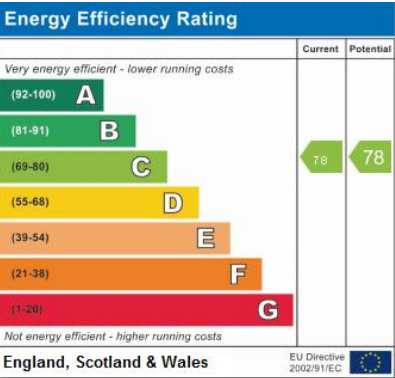
- Modern Coach House
- Two Bedrooms
- Open Plan Living
- White Goods Included
- Gas Central Heating
- Allocated Parking
- Outside Storage Space
- Unfurnished
- Council Tax Band 'B'
- Available June 2025

FAQ's
Council Tax Band: B
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 "Referending," 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**



Address:
3 Pluto Drive Biggleswade SG18 8EZ
Reference:
3 Pluto Drive

ENTRANCE HALLWAY Coat Rack: Radiator: Stairs to First Floor Landing.

FIRST FLOOR LANDING Window to Rear: Doors to Living Area: Bedrooms and Bathroom: Storage Cupboard: Radiator.

LIVING AREA 17' 07" x 14' 10" (5.36m x 4.52m) Open Plan Living Area;
Modern Fitted Kitchen: Window to Front: Appliances Include: Dishwasher: Fridge/Freezer: Integrated Washing Machine: Electric Hob: Gas Oven.
Lounge/Dining Room: Windows to Front and Rear: Two Radiators.

MASTER BEDROOM 12' 11" x 10' 05" (3.94m x 3.18m) Windows to Front: Radiator.

BEDROOM TWO 13' 09" x 11' 05" (4.19m x 3.48m) Measurements taken into recess.
Windows to Front: Radiator.

BATHROOM Window to Rear: Shower Over Bath: Toilet: Wash Hand Basin: Radiator.

GENERAL NOTES The property is a first time rental, redecorated throughout, clean carpets, all kitchen appliances are included. There is an external storage cupboard, and one allocated parking space.

