

Handel Way | Biggleswade | SG18 8TY

Rent £1,650 pcm

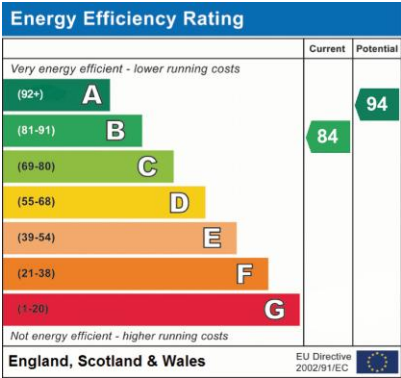
- Three Storey
- Three Bedrooms
- Townhouse
- Master with Ensuite
- Lounge/Dining Room
- Allocated Parking
- Fully Enclosed Garden
- Council Tax Band 'D'
- EPC Rating 'B'
- Available August 2025

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 "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**



ENTRANCE HALLWAY Stairs to First Floor Landing: Radiator: Doors to Kitchen: WC: Storage Cupboard.

KITCHEN 12' 10" x 08' 09" (3.91m x 2.67m) Modern Fitted Kitchen: Gas Hob: Electric Oven: Integrated Fridge/Freezer: Dishwasher: Washing Machine: Window to Front: Radiator.

WC Wash Hand Basin: Toilet: Radiator: Extraction.

LOUNGE/DINING ROOM 13' 10" x 12' 07" (4.22m x 3.84m) Patio Doors Into Rear Garden: Radiator.

FIRST FLOOR LANDING Doors to Two Bedrooms: Family Bathroom: Stairs to Second Floor Master Suite.

BEDROOM TWO 13' 11" x 12' 07" (4.24m x 3.84m) Window to Rear: Radiator.

BEDROOM THREE 09' 06" x 07' 01" (2.9m x 2.16m) Window to Front: Radiator.

BATHROOM Modern Fitted Suite: Shower Over Bath: Wash Hand Basin: Toilet: Radiator

SECOND FLOOR LANDING Into Master Suite.

MASTER SUITE WITH ENSUITE 22' 04" x 13' 11" (6.81m x 4.24m) Window to Front: Velux Window to Rear: Door to Ensuite Shower Room: Radiator

ENSUITE Modern Bathroom Suite: Double Walk In Shower Cubicle: Toilet: Wash Hand Basin: Radiator.

REAR GARDEN The Rear Garden is Fully Enclosed with Rear Gated Access.

AGENT DETAILS Client Money Protection Scheme: safeagent
Redress Scheme: The Property Ombudsman
Agent Fees can be found on our website - harveyrobinson.co.uk

