



Tate Drive | Biggleswade | SG18 8UD

Rent £1,300 pcm

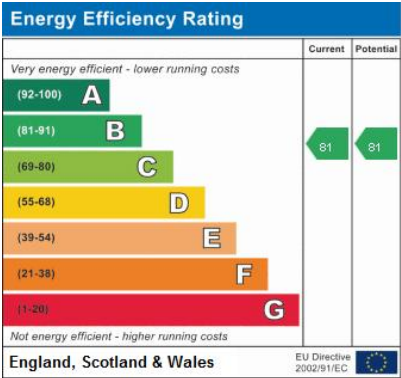
- Detached Coach House
- Two Bedrooms
- Ensuite to Master
- Fully Enclosed Garden
- Single Garage
- Additional Parking
- White Goods Included
- EPC Rating 'B'
- Council Tax Band 'B'
- Available 3rd February 2026

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:
32 Elyc Drive Biggleswade L1G18 8UD
Reference:
32 Elyc Drive

ENTRANCE HALLWAY Radiator: Stairs to First Floor Landing.

FIRST FLOOR LANDING Window to Rear: Doors to Bedrooms: Bathroom: Kitchen Lounge and Dining Room.

LOUNGE/KITCHEN/DINING ROOM 17' 04" x 12' 05" (5.28m x 3.78m) Windows to Front and Rear: Radiator.

Modern Fitted Kitchen: Integrated Fridge/Freezer: Dishwasher and Washer/Dryer.

BATHROOM Shower Over Bath: Wash Hand Basin: Toilet:: Extraction: Radiator.

BEDROOM ONE 17' 06" x 12' 05" (5.33m x 3.78m) Measurements taken into recess.

Window to Front: Radiator: Door to Ensuite.

ENSUITE Window to Rear: Double Shower Cubicle: Wash Hand Basin: Toilet: Radiator.

BEDROOM TWO 11' 04" x 07' 11" (3.45m x 2.41m) Measurements taken into recess.

Window to Front: Radiator.

REAR GARDEN Fully Enclosed Garden: With Patio Area:

GARAGE Single Garage with Power and Light.

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

