



01234 - 352999

Address: Willington Road, Cople, Bedford MK44 3TH

Rental: £1,350.00 per calendar month

Availability: Available Now



FACT FILE

PROPERTY STYLE

Three bedroom semi-detached in village location.

ACCOMMODATION

Entrance hall, lounge with bay window, separate dining room, fitted kitchen, 2 double bedrooms, 1 single bedroom and family bathroom with shower.

BENEFITS/FEATURES

UPVC double glazing
Gas radiator central heating
Enclosed rear garden
Ample parking close by

GENERAL CONDITION

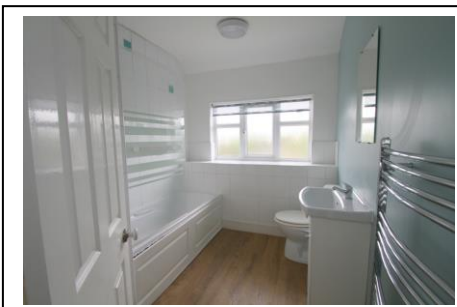
The property presented in excellent order throughout

FURNISHINGS INCLUDED

Carpets and curtains throughout

KITCHEN APPLIANCES

Integrated oven appliances
Fridge



LETTING TERMS & INFORMATION

Availability	Long term
Rent Payable	Monthly
Deposit required	£1,350.00
Utilities included	No
Council Tax	Band C
Council tax payable	£

RESTRICTIONS

* **Non-smoking property**

Our ref. L619

66-68 St Loyes Street, Bedford, MK40 1EZ

www.laneandholmes.co.uk

Energy performance certificate (EPC)

4 Willington Road Cople BEDFORD MK44 3TH	Energy rating D	Valid until: 12 June 2032 Certificate number: 3512-7426-7080-0330-0296
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Property type Semi-detached house

Total floor area 86 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60