



01234 - 352999

Address: Willington Road, Cople, Bedford MK44 3TH

Rental: £1,245.00 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

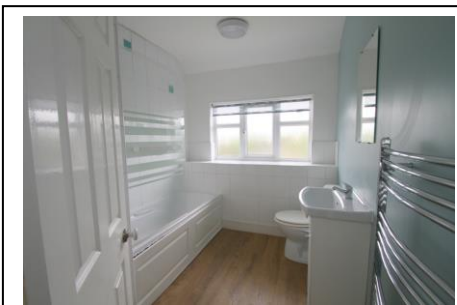
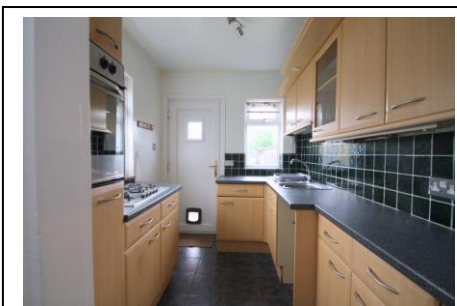
The property presented in excellent order throughout

### FURNISHINGS INCLUDED

Carpets and curtains throughout

### KITCHEN APPLIANCES

Integrated oven appliances  
Fridge



## LETTING TERMS & INFORMATION

Availability	Long term
Rent Payable	Monthly
Deposit required	£1,245.00
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](http://www.laneandholmes.co.uk)

## Energy performance certificate (EPC)

4 Willington Road Cople BEDFORD MK44 3TH	Energy rating <b>D</b>	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