

Address: Dawlish Drive, Bedford MK40 3AU

Rental: £1750.00 per calendar month

Availability: Now

FACT FILE

PROPERTY STYLE

A spacious 4/5 bedroom detached home

ACCOMMODATION

Entrance hall, ground floor shower room, open plan with living/dining area and fitted kitchen/breakfast area, separate family room or fifth bedroom, two double bedrooms and two single bedrooms on first floor with family bathroom with shower.

BENEFITS/FEATURES

UPVC double glazing
Gas warm air central heating
Solar panels with battery storage
Off road parking
Enclosed rear garden

GENERAL CONDITION

Presented in Excellent Condition throughout

FURNISHINGS INCLUDED

Curtains and carpets

KITCHEN APPLIANCES

Electric Oven
Gas Hob
Extractor Hood



LETTING TERMS & INFORMATION

Availability: Long term
Rent Payable: Monthly
Deposit required: £1750.00
Utilities included: No
Council Tax: Band E
Council tax payable: £

RESTRICTIONS

* **Non-smoking property**

Our ref. L715

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

www.laneandholmes.co.uk

Energy performance certificate (EPC)

23
Dawlish Drive
Bedford
MK40 3AU

Energy rating

C

Valid until:

30 January 2033

Certificate number:

2260-6924-5181-6810-6220

Property type

Detached house

Total floor area

118 square metres

Rules on letting this property

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

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 rating and score

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

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

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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

