HARVEY ROBINSON

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Oak Crescent | Biggleswade | SG18 8JT

Rent £1,395 pcm

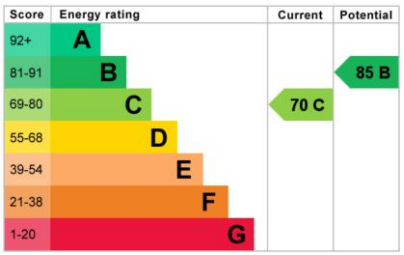
- Three Bedrooms
- Sought-after Residential Location
- Nearby Parks and Leisure Facilities
- Easy Reach for Town Centre and Local Amenities
- Rail Links Nearby
- Walking Distance to School
- Unfurnished
- EPC Rating C
- Council Tax B
- Available NOW

FAQ's
Council Tax Band: B
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 declining. 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 "Referencing," 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 HALL Access from Front Door: Entrance to All Rooms: WC.

LOUNGE 18' 04" x 12' 05" (5.59m x 3.78m) Large Open Lounge with Rear Patio Doors with Garden Access: Working Gas Fireplace: Carpeted Flooring.

KITCHEN 11' 03" x 11' 08" (3.43m x 3.56m) Stainless Steel Sink with Window Overlooking Rear Garden: Storage Cupboard: Boiler.

WC 2' 06" x 5' 05" (0.76m x 1.65m) Window to Front Obscured: Toilet.

HALLWAY Access to All Bedrooms and Main Bathroom.

MASTER BEDROOM 11' 07" x 11' 10" (3.53m x 3.61m) Large Master Bedroom: Fitted Storage Cupboard: Rear Window: New Carpet.

BEDROOM TWO 12' 05" x 10' 01" (3.78m x 3.07m) Large Second Bedroom: Fitted Storage Wardrobe: Rear Window: Feature Wall Lights: Hardwood Flooring.

BEDROOM THREE 9' 01" x 7' 11" (2.77m x 2.41m) Third Bedroom: New Carpets: Window to Front.

MAIN BATHROOM 6' 02" x 5' 06" (1.88m x 1.68m) Three-Piece Suite: Shower Over Bath: Hand Wash Basin: Toilet: Extractor Fan: Small Wall Heater: Obscured Window to Front.

OUSTIDE Enclosed Rear Garden. Driveway to Front.

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



