HARVEY ROBINSON

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Walker Mead | Biggleswade | SG18 8GW

Rent £1,300 pcm

- Coach House
- Two Bedrooms
- Open Plan Living
- Gas Central Heating
- Popular Kings Reach Estate
- Car Port
- Unfurnished
- Council Tax Band B
- EPC Rating C
- Available December

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**

HALLWAY Stairs from Main Front Door: Laminate Flooring: Radiator: Storage Cupboard.

OPEN PLAN KITCHEN / LOUNGE 17' 08" x 16' 11" (5.38m x 5.16m) Windows to Front and Rear: Laminate Flooring: Radiator.
Range of Base and Wall Units: Gas Hob and Electric Oven: Extractor Hood: Integrated Fridge/Freezer, Washer Dryer and Dishwasher.

MASTER BEDROOM 10' 10" x 9' 07" (3.3m x 2.92m) Window to Front: Laminate Flooring: Radiator.

BEDROOM TWO 11' 05" x 7' 04" (3.48m x 2.24m) Window to Front: Laminate Flooring: Radiator.

BATHROOM 6' 07" x 5' 06" (2.01m x 1.68m) Obscured Window to Rear: Bath with Shower Over: Toilet: Wash Hand Basin: Extractor Fan: Tiled Flooring: Mirrored Vanity Cupboard: Radiator.

OUTSIDE Set Back from the Main Road: Carport Parking for One Car.

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





