



Brookbanks | Biggleswade | SG18 0QF

Rent £2,100 pcm

- Detached House
- Four Double Bedrooms
- Parking for Three Cars
- Converted Office Space
- Integrated Appliances
- Enclosed Rear Garden
- Cloakroom/Utility Area
- EPC Rating B
- Council Tax Band E
- Available March

FAQ's

Council Tax Band: E

Pets: Not Allowed

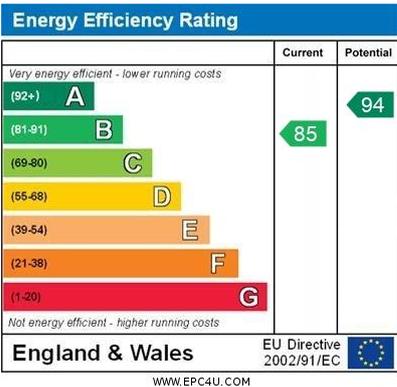
Smoking: Not Allowed

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 FeesChanges 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 Door to Front Aspect: LVT flooring: Doors to Lounge, Kitchen/Diner, Cloakroom/Utility Area and Study: Radiator: Stairs to First Floor.

LOUNGE 18' 00" x 11' 03" (5.49m x 3.43m) Bay Window to Front: TV Bracket: Fitted Carpet: Radiator.

KITCHEN/DINER 22' 06" x 9' 05" (6.86m x 2.87m) Large Kitchen/Diner with Window to Rear: Range of Base and Wall Units: Gas Hob: Extractor Hood: Double Electric Oven: Integrated Fridge/Freezer and Dishwasher: LVT Flooring: Radiator: Patio Doors to Garden.

CLOAKROOM/UTILITY AREA 6' 06" x 6' 02" (1.98m x 1.88m) Toilet: Wash Hand Basin: Worktop Space: Range of Units: Integrated Washer Dryer: Extractor Fan: LVT Flooring: Radiator.

STUDY 7' 09" x 6' 10" (2.36m x 2.08m) Window to Front: Shelves: Fitted Carpet: Radiator.

LANDING Airing Cupboard: Loft Access: Fitted Carpet.

MASTER BEDROOM 11' 06" x 9' 05" (3.51m x 2.87m) Window to Rear: Fitted Carpet: Radiator: Door to Ensuite.

ENSUITE 8' 08" x 3' 03" (2.64m x 0.99m) Toilet: Wash Hand Basin: Shower Cubicle: Mirrored Vanity Unit: Shelf: Tiled Flooring: Heated Towel Rail.

BEDROOM TWO 10' 09" x 9' 06" (3.28m x 2.9m) Window to Rear: Fitted Carpet: Radiator.

BEDROOM THREE 10' 11" x 10' 04" (3.33m x 3.15m) Window to Front: Fitted Carpet: Radiator.

BEDROOM FOUR 11' 10" x 7' 09" (3.61m x 2.36m) Window to Front: Fitted Carpet: Radiator: Wardrobe to be removed.

BATHROOM 6' 10" x 6' 04" (2.08m x 1.93m) Toilet: Wash Hand Basin: Bath with Shower Over: Tiled Flooring: Heated Towel Rail: Extractor Fan.

CONVERTED GARAGE/OFFICE 15' 05" x 10' 03" (4.7m x 3.12m) Outside Storage space to front of converted garage.

Office Space: Patio Door to Side: LVT Flooring: Aircon/Heating System: Plenty of Electrical Sockets.

OUTSIDE Enclosed Rear Garden with Side Access and Patio Area.

Driveway for Two Cars and further parking space to front of property.

AGENCY DETAILS Client Money Protection Scheme: safeagent

Redress Scheme: The Property Ombudsman

Agent Fees can be found on our website

