



Yelden Bedford MK44 1AJ

Monthly Rental Of £3,000 pcm



Total area: approx. 278.8 sq. metres (3001.0 sq. feet)

This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.

Silcombe House is a modern five bedroomed detached family home with over 3,000 sq ft of accommodation set in 1.5 acres of grounds with views over countryside. The property further benefits from three bathrooms, three reception rooms, a 27ft kitchen with granite worktops and range cooker, built-in wardrobes to all five bedrooms, extensive gardens, double garage with studio and kitchenette above plus a generous driveway. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, utility room, study, five bedrooms with ensuite shower and dressing room to the master, jack and jill ensuite to bedrooms three and four, family bathroom, double garage, studio, driveway and front, rear and side gardens.

Entrance Hall

Office 18' 2" x 14' 5" (5.54m x 4.39m) Located above the double garage and features a small kitchenette.

Cloakroom

Outside Extensive gardens of around 1.5 acres. Large gravelled driveway providing off road parking for numerous vehicles. The double garage has remote controlled shutter doors.

Lounge 24' 10" x 16' 11" (7.57m x 5.16m)

Dining Room 16' 2" x 15' 11" (4.93m x 4.85m)

Council Tax

We understand the council tax is band G (£4,105 per annum. Charges for enter year 2026/27).

Kitchen/Breakfast Room 27' 7" x 12' 0" min (8.41m x 3.66m)

Energy Performance Certificate

This property has an energy rating of C. The full Energy Performance Certificate is available upon request.

Utility Room 13' 9" x 6' 3" (4.19m x 1.91m)

Study 10' 8" x 9' 6" (3.25m x 2.9m)

General Data Protection Regulations 2018

Should you wish to view this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

First Floor Landing

The personal information provided by you may be shared with the landlord, but it will not be shared with any other third parties without your consent.

Master Bedroom 16' 2" x 16' 0" (4.93m x 4.88m)

If you wish to apply for a tenancy, you must complete the tenancy application form. The personal information supplied in the application form will be passed to our management department and our referencing company who carry out credit and referencing checks and provide us with a report on your suitability as a tenant.

Dressing Room

In completing the application, you agree that the application can be passed to them for this purpose.

Ensuite Shower Room

Bedroom Two 15' 8" x 12' 6" (4.78m x 3.81m)

Bedroom Three 12' 1" x 9' 11" (3.68m x 3.02m)

Jack & Jill Ensuite Bathroom

Bedroom Four 12' 0" x 10' 5" (3.66m x 3.18m)

Family Bathroom

Bedroom Five 11' 3" max x 11' 11" (3.43m x 3.63m)

Tenant Requirements

- First month's rent of £2,500 pcm
- Deposit of 3,461
- Your details will be submitted to our referencing company Vouch, who will carry out a credit check and obtain previous landlord references and employment references
- Proof of identification (passport or driving licence and proof of address i.e. utility bill)
- Right to remain documents (if applicable)
- Holding deposit of £692 (one weeks' rent). This is to reserve a property, subject to referencing. Please note: This will be retained if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). This holding deposit will be returned within 15 days or apportioned to rent with the prospective tenants consent if referencing is successful.

£6,461 (Total)

Client deposits are protected by the Deposit Protection Service. Please note we are unable to accept debit or credit card payments.

Home contents insurance

We require our tenants to have home contents insurance. This not only covers the tenants belongings, but also covers their liability to the landlord for damage to his property. Please ask for further information.