



Southview | Great Barford | Bedford | MK44 3BJ

Rent £2,600 pcm

- Detached Family Home
- Generous Corner Plot
- Five Bedrooms
- Ensuite to Master
- Utility Room
- Study
- Large Garden
- EPC Rating 'C'
- Council Tax Band 'G'
- Available June

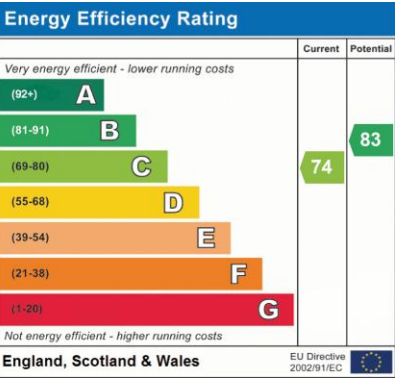


**FAQ's**  
Council Tax Band: G  
Pets: Not Allowed  
Smoking: Not Allowed

**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 dedining. 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 "Referending," 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 HALLWAY** Doors to Study: WC: Kitchen: Dining Room: Lounge: Stairs to First Floor Landing: Radiator: Window and Door to Front.

**STUDY** 13' 07" x 08' 09" (4.14m x 2.67m) Window to Front: Radiator.

**WC** White Suite Including Wash Hand Basin: Toilet: Window to Rear: Radiator.

**KITCHEN** Modern Fitted Kitchen: Window to Rear: Door to Utility Room: Dining Room: Integrated Dishwasher: Fridge/Freezer: Gas Hob: Double Oven: Radiator.

**UTILITY ROOM** Modern Fitted Utility: Door to Side Access to Garden: Washing Machine: Radiator.

**DINING ROOM** 11' 10" x 11' 01" (3.61m x 3.38m) Window to Rear: Radiator.

**LOUNGE** 19' 07" x 12' 04" (5.97m x 3.76m) Bay Window to Front: Patio Doors Opening to Garden: Wood Bumer: Radiator.

**STAIRS TO FIRST FLOOR LANDING** Window to Side: Radiator: Doors to Bedrooms and Bathroom: Storage Cupboard.

**MASTER BEDROOM** 15' 06" x 13' 07" (4.72m x 4.14m) Windows to Front: Radiator: Door to Ensuite.

**ENSUITE** Window to Side: Double Walk-in Shower: Toilet: Wash Hand Basin: Heated Towel Radiator.

**BEDROOM TWO** 12' 01" x 08' 10" (3.68m x 2.69m) Window to Rear: Fitted Shelving: Radiator.

**BEDROOM THREE** 13' 02" x 10' 03" (4.01m x 3.12m) Window to Rear: Radiator.

**BEDROOM FOUR** 11' 06" x 10' 07" (3.51m x 3.23m) Window to Rear: Radiator.

**BEDROOM FIVE** 09' 05" x 08' 02" (2.87m x 2.49m) Window to Side: Radiator.

**FAMILY BATHROOM** Window to Side: Shower Over Bath: Toilet: Wash Hand Basin: Heated Towel Radiator.

**REAR GARDEN** Fully Enclosed Rear Garden: Gated Access to Side: Patio.

**OUTSIDE** Double Garage with Up and Over Doors: Light and Electricity: Tumble Dryer in Garage: Parking for Four Cars on Driveway.

