



Tallis Lane | Biggleswade | SG18 8JY

Rent £1,600 pcm

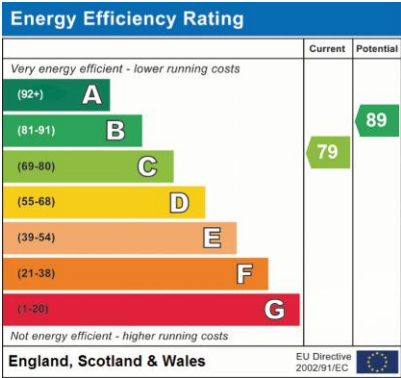
- End of Terrace Town House
- Three Bedrooms
- Two Ensuites
- Unfurnished
- Enclosed Rear Garden
- Single Garage
- Parking
- EPC Rating 'C'
- Council Tax Band 'D'
- Available March

FAQ's
Council Tax Band: D
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 "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 HALLWAY Doors to Kitchen/Diner: Lounge: WC: Stairs to First Floor Landing: Radiator.

KITCHEN/DINER 15' 04" x 07' 10" (4.67m x 2.39m) Modern Fitted Kitchen: Window to Front: Radiator: Gas Hob: Electric Oven: Washing Machine: Fridge/Freezer.

LOUNGE 14' 08" x 11' 07" (4.47m x 3.53m) Patio Doors into Garden: Window to Rear: Storage Cupboard: Radiator.

WC Toilet: Wash Hand Basin: Radiator: Extraction.

STAIRS TO FIRST FLOOR LANDING Doors to Bedrooms Two and Three: Storage Cupboard: Family Bathroom: Stairs to Second Floor Landing.

BEDROOM TWO 14' 08" x 09' 11" (4.47m x 3.02m) Window to Rear: Radiator: Two Double Fitted Wardrobes: Door to Ensuite.

ENSUITE Single Shower Cubicle: Toilet: Wash Hand Basin: Heated Towel Radiator.

BEDROOM THREE 10' 02" x 07' 06" (3.1m x 2.29m) Window to Front: Radiator.

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

SECOND FLOOR LANDING Door to Master Suite.

MASTER SUITE 16' 10" x 11' 00" (5.13m x 3.35m) Window to Front: Velux window to Rear: Storage Cupboard: Radiators: Door to Ensuite.

ENSUITE Velux Window to Rear: Single Shower Cubicle: Toilet: Wash Hand Basin: Heated Towel Radiator.

REAR GARDEN Fully Enclosed Rear Garden: Shed: Gated Access to Garage/Parking Area.

SINGLE GARAGE Single Garage on Block: One Allocated Parking Space.

