



Collings Crescent | Biggleswade | SG18 0PZ

Rent £1,650 pcm

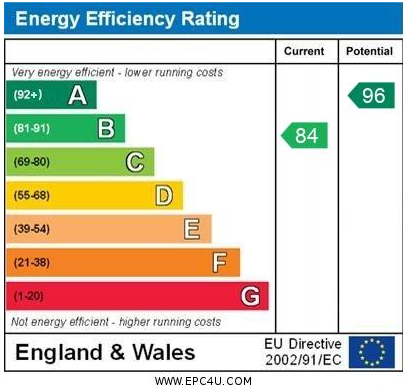
- Semi-Detached House
- Three Bedrooms
- Cloakroom
- Unfurnished
- Enclosed Rear Garden
- Allocated Parking
- Council Tax Band C
- EPC Rating B
- Over Looking the Green
- Available End of July

**FAQ's**  
Council Tax Band: C  
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 HALL** Door to Front: Stairs to First Floor: Under stairs Storage Cupboard: Doors to Kitchen, Cloakroom and Lounge.

**CLOAKROOM** 3' 04" x 5' 09" (1.02m x 1.75m) Toilet: Wash Hand Basin: Radiator.

**KITCHEN** 9' 00" x 8' 06" (2.74m x 2.59m) Window to Front: Range of Base and Wall Units: Electric Oven and Gas Hob: Extractor Hood: Integrated Dishwasher: Space for Fridge/Freezer and Washing Machine: Radiator.

**LOUNGE** 16' 04" x 14' 03" (4.98m x 4.34m) Window and Door to Garden: Storage Cupboard: Radiator.

**MAIN BEDROOM** 13' 07" x 8' 06" (4.14m x 2.59m) Window to Front: Radiator.

**BEDROOM TWO** 10' 10" x 9' 02" (3.3m x 2.79m) Window to Rear: Fitted Wardrobes: Radiator.

**BEDROOM THREE** 9' 05" x 7' 06" (2.87m x 2.29m) Window to Front: Airing Cupboard: Radiator.

**BATHROOM** 6' 09" x 5' 06" (2.06m x 1.68m) Obscured Window to Rear: Toilet: Wash Hand Basin: Bath with Shower Over: Radiator.

**REAR GARDEN** Enclosed Rear Garden: Laid to Lawn: Shed: Side Access.

**PARKING** Two Allocated Parking Spaces to Front of Property.

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

