



Gale Drive | Biggleswade | SG18 0JQ

Rent £1,950 pcm

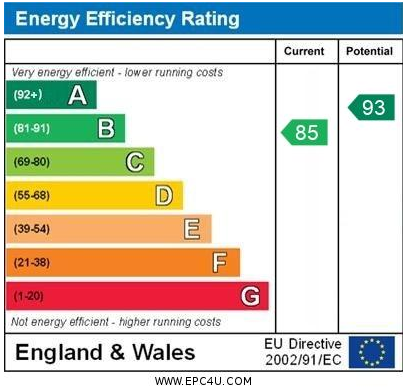
- Detached House
- Four Bedrooms
- Two Ensuite Bathrooms
- Air Conditioning
- EV Charging Point
- Driveway and Garage
- Views over the Park
- EPC Rating B
- Council Tax Band F
- Available September

FAQ's
Council Tax Band: F
Pets: Considered
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 HALL Front Door: Stairs to First Floor: Under Stair Storage: Fixed Cabinet: Doors to Kitchen: Dining Room: Lounge: Study.

DINING ROOM 11' 10" x 10' 03" (3.61m x 3.12m) Window to Front: Radiator: Air Conditioning Unit. (Currently being used as a study).

STUDY 9' 05" x 6' 04" (2.87m x 1.93m) Window to Side: Radiator.

LOUNGE 17' 00" x 12' 10" (5.18m x 3.91m) Windows to Side: Air Conditioning Unit: Radiator: Shelves: Patio Doors to Garden.

KITCHEN 22' 08" x 10' 06" (6.91m x 3.2m) Window to Front: Range of Base and Wall Units: Electric Oven and Gas Hob: Extractor Hood: Integrated Washing Machine and Dishwasher: Free Standing Tumble Dryer and Fridge/Freezer: Patio Doors to Garden.

MAIN BEDROOM 13' 01" x 10' 09" (3.99m x 3.28m) Window to Front: Four Double Built in Wardrobes: Air Conditioning Unit: Radiator: Door to Ensuite.

ENSUITE 9' 09" x 3' 10" (2.97m x 1.17m) Toilet: Wash Hand Basin: Shower Cubicle: Vanity Cupboard: Heated Towel Rail: Extractor Fan.

BEDROOM TWO 10' 05" x 10' 04" (3.18m x 3.15m) Window to Front: Three Double Built in Wardrobes: Air Conditioning Unit: Radiator.

ENSUITE 7' 04" x 4' 05" (2.24m x 1.35m) Obscured Window to Front: Toilet: Wash Hand Basin: Shower Cubicle: Vanity Cupboard: Heated Towel Rail: Extractor Fan.

BEDROOM THREE 13' 04" x 8' 03" (4.06m x 2.51m) Window to Side and Rear: Two Double Built in Wardrobes: Radiator.

BEDROOM FOUR 9' 06" x 8' 04" (2.9m x 2.54m) Window to Rear: Radiator.

BATHROOM 7' 09" x 5' 06" (2.36m x 1.68m) Bath: Toilet: Wash Hand Basin: Vanity Cabinet: Heated Towel Rail: Extractor Fan.

OUTSIDE Enclosed Rear Garden with Access to Driveway with EV Charging Point and Garage. Children's Play Park to front of property.

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

