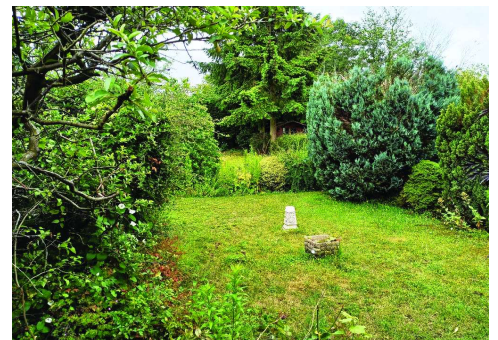


The Moor | Carlton



TO LET | £1200 pcm

Village Location |
Two Bedrooms |
Bungalow |
Fully Refurbished |

Fitted Kitchen |
Lounge/Diner |
Shower Room |
Underfloor Heating |

Large Garden |
Available Now |
Unfurnished |
EER: Band E |

The Moor Carlton Beds | MK43 7JR

THE CABIN, CARLTON |

A lovely, stone, brick and tiled, 2-bedroom home, all on one level, with open-plan, modern living space, underfloor heating, and brand-new kitchen and shower room. On a quiet, tree-lined lane in Carlton, considered by many to be one of Bedfordshire's best villages, The Cabin is set behind a cottage garden and driveway parking, and with a super, large back garden too. Originally two cottages and loved by just one owner since being re-built as one home in the '60s, it has been completely re-wired and renovated and will very soon be ready to welcome someone anew.

Far enough from any major roads to be spared constant traffic noise, the riverside village of Carlton is nevertheless, just 15 minutes from Bedford, with its fast trains to London in 39 minutes and every facility you would expect of the County town. The village is about 16 miles from Central Milton Keynes and even less to Rushden Lakes Shopping Centre.

Carlton lies in the heart of wonderful countryside, with its own shop and post office, Anglo-Saxon church, not one but two pubs, each offering something different, playing field and thriving allotments, and a village hall that shares the same building as the outstanding primary school. The beautiful Harrold and Odell Country Park, with its lakes, nature reserves and café is on the other side of the ancient bridge spanning the River Great Ouse, along with a Co-op. Another supermarket is just 6 miles away in the quaint market town of Olney. Play cricket, tennis or squash in either Carlton or Harrold, and work out at the Paula Radcliffe Community Sports Centre in nearby Sharnbrook – every facility on your doorstep, but in a wonderfully peaceful spot.

AT A GLANCE |

Double bedroom, with built-in cupboard/wardrobe, Single bedroom/Study, Shower room, with large, off-set quadrant shower, Open-plan Living Space as follows: Kitchen, including new furniture and solid-surface working surfaces, undermounted, stainless steel sink and drainer grooves; all-in-one hot tap; integrated dishwasher; space for washer/dryer; integrated low frost fridge freezer; built-under electric oven with pull-out shelf; gas hob and angled chimney hood. Sitting/Dining room, with French doors to garden. Small Hall and Inner Hall. Mains gas-fired, underfloor central heating, Brand new combi boiler, Completely re-wired, Double-glazed. Cottage garden to front and large garden at the back (with outside tap and power). Outside storage/hidden bin area to side. Driveway parking for one car

TENANCY |

An Assured Shorthold Tenancy is offered for an initial term certain of 12 months, subject to review thereafter.

REFERENCES |

A full referencing and credit check will be undertaken. We will need details of your current Landlord and employer together with financial, professional and character references.

SERVICES |

Mains water and electricity and drainage. Gas fired under-floor heating.

GENERAL INFORMATION |

No smokers or pets permitted.

RENT & DEPOSIT |

£1200 per calendar month. Rent will be payable monthly in advance by standing order. A deposit of £1200 will be required on commencement and will be held by the Landlord as stakeholder and returned without interest at the end of the tenancy, subject to the Tenant having complied with his obligations.

OUTGOINGS |

The Tenant(s) will pay for all the usual domestic outgoings including electricity, water, sewerage, telephone and Council Tax, including any reconnection charges. The Council Tax band is C and the standard assessment for 2024/2025 is £1990.89.

MAINTENANCE |

The Tenant(s) will be responsible for maintaining the internal decorations, cleaning windows, cleaning drains, attending to minor items of repair/maintenance and generally maintaining the property and its contents in a good tenable condition. Carpets and curtains soiled during the tenancy must be cleaned on vacation. Gardens are to be maintained, lawns cut and weeded. Bushes & shrubs to be kept under control. Patios & paths to be cleaned & weeded.

ENERGY EFFICIENCY RATING |

Band E. (but carried out for sale to current owner before renovation and new gas heating installed)

MEASUREMENTS |

All measurements are approximate.

AGENTS NOTES |

Whilst we endeavour to make our property details accurate and reliable, we would inform you that as estate agents we have not tested any apparatus, equipment, fittings, or services and so cannot verify that they are in working order. All measurements are taken electronically and are approximate. Daniel James Estate Agents for themselves and the vendors of this property whose agents they are give notice that; (1) the particulars are set out as a general guide only and do not constitute part of a contract or offer; (2) no person in the employment of Daniel James Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Prospective tenants viewing the property do so at their own risk and neither the Landlord, Daniel James, or their solicitors, can accept any responsibility for personal injury or any claim whatsoever.

MONEY LAUNDERING ACT 2004 |

We are required to obtain photographic identification of any persons Letting a property through our company. Upon acceptance of an offer you will need to provide an original official document (e.g. new style driving license/passport) for copying purposes to be held on file in order to comply with our obligations as estate agents covered by the above act.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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Daniel James
 ESTATE AGENTS