

Wellpond Close | Sharnbrook



TO LET | £1600 pcm

Detached House |  
4 / 5 Bedrooms |  
Village Location |  
Kitchen/Breakfast |

4 Reception Rooms |  
Bathroom |  
Conservatory |  
Garage & Parking |

Front & Rear Garden |  
EER: Band E |  
Available Now |  
Unfurnished |

# Wellpond Close Sharnbrook Beds | MK44 1PL

## LOCATION |

Sharnbrook is a sought after riverside village situated just over 8 miles north of Bedford with its main line railway station and excellent range of schools. There is a strong community spirit, with many busy social and sports clubs and organisations. There are a choice of public houses, hotels & restaurants. Other amenities include shops, post office, chemists, surgery, bakers, church, theatre and a wildlife park.

## COMMUNICATION LINKS |

Bedford is a short journey away and easily reached by car or regular bus service. Here you can enjoy all kinds of leisure entertainment including health clubs, cinemas, bars and restaurants. It's also great for shopping, or you could drive a little further to Milton Keynes which has no less than 200 shops, all under cover. Whilst the village enjoys a rural location, it is accessible with the A6 providing access to other trunk roads which link to the M1 motorway and the A1. Bedford main line station provides frequent services into London St Pancras and Kings Cross within 40 minutes. Air travel is accessible from Luton, Stansted and Birmingham with Heathrow and Gatwick further afield.

## EDUCATION/SCHOOLING |

Sharnbrook is ideally located for those with children of all ages with Sharnbrook Primary catering for lower and middle school pupils, as well as being in catchment of the very sought after Sharnbrook Academy. A little over 8 miles away in nearby Bedford there are the highly regarded, private Harpur Trust schools; Pilgrims School, Bedford School, Bedford Modern & Bedford Girls.

## 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 heating. Telephone (subject to B.T. regulations).

## GENERAL INFORMATION |

No smokers permitted.

## RENT & DEPOSIT |

£1600 per calendar month. Rent will be payable monthly in advance by standing order. A deposit of £1600 will be required on commencement and will be held by the Landlord's Agent as stakeholder and returned without interest at the end of the tenancy, subject to the Tenant having complied with his/her obligations.

## OUTGOINGS |

The Tenant(s) will pay for all the usual domestic outgoings including gas and electricity, water, sewerage, telephone and Council Tax, including any reconnection charges. The Council Tax band is E and the standard assessment for 2024/2025 is £2,753.14.

## 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.

## ENERGY EFFICIENCY RATING (EPC) |

Band D.

## MEASUREMENTS |

All measurements are approximate.

## AGENTS NOTES |

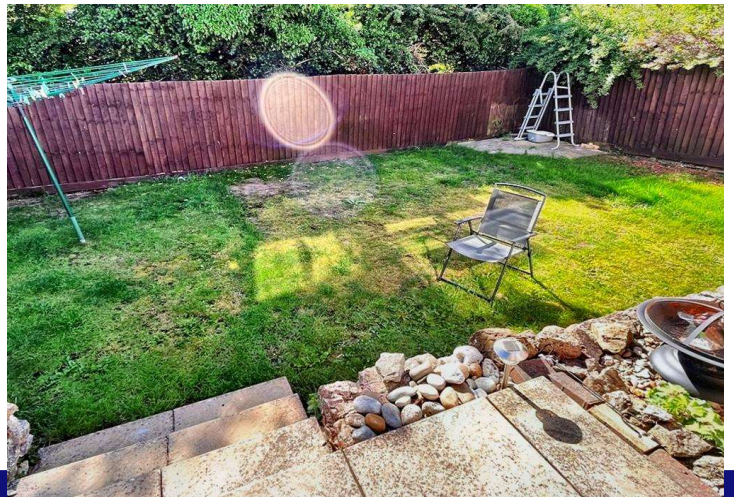
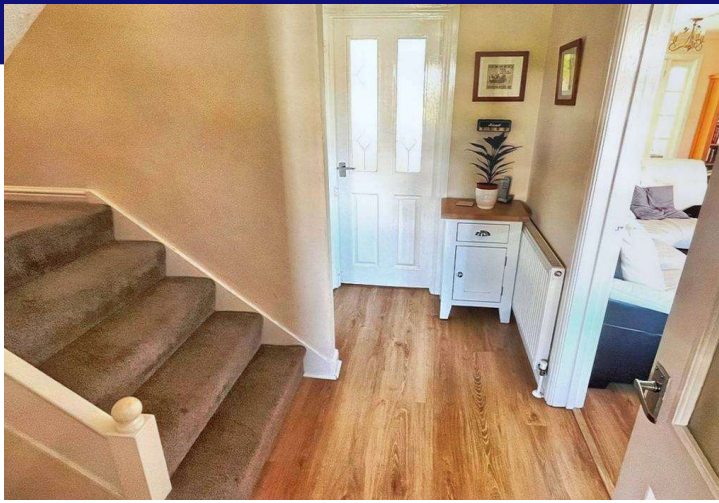
Whilst we endeavour to make our property details accurate and reliable, we would inform you that as estate agents we have not tested any apparatus, equipment, fittings, or services and so cannot verify that they are in working order. All measurements are taken electronically and are approximate. Daniel 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 purchasing 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.

**VIEWINGS BY APPOINTMENT ONLY VIA DANIEL JAMES ESTATE AGENTS | CALL 01234 60 43 44**

**Daniel James**  
**ESTATE AGENTS**





Ground Floor  
Area: 765 ft<sup>2</sup> ... 71.0 m<sup>2</sup>



1st Floor  
Area: 529 ft<sup>2</sup> ... 49.2 m<sup>2</sup>

Total Area: 1294 ft<sup>2</sup> ... 120.2 m<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   c
55-68	D	67   D	
39-54	E		
21-38	F		
1-20	G		

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