



The Old Surgery, Park Road, Toddington

Monthly Rental Of
£1,795

- Village centre and along a prestigious road
- Fully renovated and presented to a high standard
- **MUST BE VIEWED TO FULLY APPRECIATE**
- Detached with a wrap around low maintenance garden
- Kitchen/breakfast room
- Living/dining room
- Three bedrooms and 2 bathrooms
- Allocated parking - available immediately

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General

We are delighted to offer this detached property to the rental market. It is 'historic' within the village of Toddington as was once the old surgery and is located on the sought after 'Park Road' being just around the corner from the attractive village greens and centre. Even the Norman Church is visible from the Old Surgery.

It has now been given a **full renovation and presents very well - perfect for someone looking for a well placed home in immaculate condition.**

There is an entrance hall, living/dining room, kitchen/breakfast room, master bedroom with an ensuite shower room, two further double bedrooms and a family bathroom. The low maintenance gardens have been paved and wrap around the property. Additionally, there is off road parking. The EPC grade is a D.

Available immediately and pets will be considered.

Rooms & Dimensions

Entrance hall

Living/dining room: **17'8" x 14'7"**

Kitchen/breakfast room: **14'7" x 9'8"**

Inner hall

Bedroom: **11'8" x 9'10"**

Ensuite shower room

Bedroom: **11'8" x 8'1"**

Bedroom: **9'10" x 9'8"**

Bathroom

Wrap around low maintenance garden

Allocated parking

Deposit

We require a holding deposit equivalent to 1 weeks agreed rent to reserve the property. On successful passing of credit checks the equivalent to 5 weeks agreed rent (minus the holding deposit already paid) is required. Monthly rent will be payable per calendar month in advance. Please see website for full tenancy information.

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