



6 Gumcester Way | Godmanchester | Huntingdon | PE29 2ND

Rent £1,650 pcm

- Three Storey Town House
- Three Bedrooms
- Master Suite
- Lounge/Dining Room
- Pets Considered
- Fully Enclosed Garden
- Carport
- Council Tax Band 'D'
- EPC Rating 'B'
- Available 17th June 2024

FAQ's

Council Tax Band: D

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 declining. 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 HALLWAY Doors to WC: Kitchen: Lounge: Stairs to First Floor Landing: Radiator.

WC White Suite: Toilet: Wash Hand Basin: Radiator: Extraction.

KITCHEN 10' 09" x 08' 04" (3.28m x 2.54m) Modern Fitted Kitchen: Gas Hob: Electric Oven: Integrated Fridge/Freezer: Washing Machine: Dishwasher: Window to Front: Radiator.

LOUNGE/DINING ROOM 15' 05" x 14' 08" (4.7m x 4.47m) Window To Side: Patio Doors to Rear Garden: Storage Cupboard: Radiator.

STAIRS TO FIRST FLOOR LANDING Doors to Bedrooms: Bathroom.

FAMILY BATHROOM White Suite: Single Shower Cubicle: Bath: Toilet: Wash Hand Basin: Heated Towel Radiator: Window to Front.

BEDROOM TWO 13' 03" x 09' 01" (4.04m x 2.77m) Window to Front: Radiator.

BEDROOM THREE 12' 02" x 08' 08" (3.71m x 2.64m) Window to Rear: Radiator.

STAIRS TO MASTER SUITE Window to Rear.

MASTER SUITE 18' 10" x 14' 07" (5.74m x 4.44m) Windows to Front and Rear: Radiator: Door to Ensuite.

ENSUITE White Suite: Double Shower Cubicle: Toilet: Wash Hand Basin: Heated Towel Radiator.

GARDEN Fully Enclosed: With Gated Side Access.

PARKING Carport to Side of Property.

