



11 Jeffrey Drive | Sapley | HUNTINGDON | PE28 2GF

Rent £1,150 pcm

- 2 Bedrooms
- Mid Terrace
- Cloakroom
- 14ft Living Room
- UPVC Double Glazing
- Enclosed Garden
- Garage & Parking
- EPC Rating 'C'
- Council Tax Band 'B'
- Available August 2024

FAQ's

Council Tax Band:

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 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**

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Cloakroom UPVC double glazed obscured window to front aspect, WC, corner wash hand basin, tiled splash back, radiator.

Living Room 14' 8" x 12' 10" (4.47m x 3.91m) Coving, television point, sky television point, radiator, wood laminate flooring, UPVC double glazed patio doors to rear aspect.

Kitchen 9' 9" x 6' (2.97m x 1.83m) UPVC double glazed window to front aspect, fitted kitchen comprising base and wall mounted units, stainless steel sink and drainer, tiled splash back, double electric oven, gas hob, cooker hood, space for fridge/freezer, plumbing for washing machine, wall mounted gas fired boiler, ceramic tiled flooring.

Landing Loft access, doors to :-

Master Bedroom 12' 10" x 9' 1" narr to 8' 2" (3.91m x 2.77m narr to 2.49m) UPVC double glazed window to front aspect, radiator, built-in cupboard (6'2" x 3') with hanging rail and shelf.

Bedroom Two 9' 6" x 8' 4" (2.90m x 2.54m) UPVC double glazed window to front aspect, radiator, built-in cupboard (6'2" x 3') with hanging rail and shelf.

Bathroom Inset down lighters, extractor, WC, pedestal wash basin, shaver point, side panel bath with shower attachment, radiator.

Garage en-bloc Up and over door, driveway in front with off road parking space.

Front Garden Decorative shrubs, outside light.

Rear Garden Patio area, area laid to lawn, low picket fence with separate patio area to rear, timber panel fence enclosed, gated access to parking area.

Entrance Hall Double glazed door to front aspect, radiator, wood laminate flooring, stairs to First Floor, doors to Lounge, Kitchen and Cloakroom.

