



West Street | Godmanchester | Huntingdon | PE29 2HF

Rent £850 pcm

- End Terrace House
- Two Bedrooms
- Gas Central Heating
- Patio Garden Area
- Unfurnished
- Town Location
- Close To Local Amenities
- EPC Rating 'D'
- Council Tax Band 'B'
- Available Now

**FAQ's**  
Council Tax Band: B  
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 "Referending," 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**

**LOUNGE** 11' 6" x 11' 3" (3.51m x 3.43m) Window To Front: Hard Flooring: Gas Radiator: Open Fireplace.

**KITCHEN** 11' 5" x 9' 5" (3.48m x 2.87m) Electric Oven And Hob: Window To Side: Gas Radiator: Stairs To First Floor.

**BATHROOM** Toilet: Sink: Small Bath With Shower Over: Window To Rear: Gas Radiator.

**BEDROOM ONE** 11' 7" x 11' 5" (3.53m x 3.48m) Window To Front: Built In Sink Area: Gas Radiator.

**BEDROOM TWO** 9' 4" x 7' 1" (2.84m x 2.16m) Window To Side: Gas Radiator.

**GARDEN** Patio Area To Rear: Gate Leading To Side.

**AGENT DETAILS** Client Money Protection Scheme: safeagent  
Redress Scheme: The Property Ombudsman  
Agent Fees can be found on our website - [harveyrobinson.co.uk](http://harveyrobinson.co.uk)

