



Hogsden Leys | St. Neots | PE19 6AD

Rent £1,650 pcm

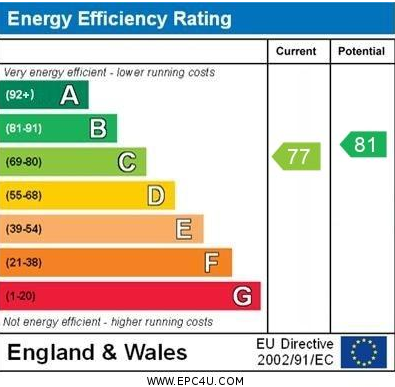
- Detached House
- Four Bedrooms
- Ensuite to Master
- Dining Room
- Enclosed Rear Garden
- Unfurnished
- Single Garage
- EPC Rating C
- Council Tax Band E
- Available August

FAQ's
Council Tax Band: E
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**



ENTRANCE HALL Front Door leading to Entrance Hall: Doors to Kitchen, Lounge and Dining Room.

KITCHEN 9' 10" x 10' 02" (3m x 3.1m) Window to Front: Range of Wall and Base Units: Gas Hob and Electric Oven: Extractor Hood: Fridge/Freezer, Dishwasher and Washing Machine Included: Vinyl Flooring: Radiator.

DINING ROOM 11' 03" x 8' 04" (3.43m x 2.54m) Window to Front and Side: Fitted Carpet: Radiator.

LOUNGE 22' 11" x 11' 08" (6.99m x 3.56m) Window to Side: Fitted Carpet: Radiator: Patio Doors to Garden.

CLOAKROOM 7' 05" x 3' 03" (2.26m x 0.99m) Window to Side: Toilet: Wash Hand Basin: Tiled Flooring: Radiator.

MASTER BEDROOM 12' 01" x 11' 08" (3.68m x 3.56m) Window to Rear: Fitted Carpet: Radiator: Door to Ensuite.

ENSUITE 6' 00" x 7' 00" (1.83m x 2.13m) Window to Side: Toilet: Wash Hand Basin: Shower Cubicle: Vinyl Flooring: Radiator.

BEDROOM TWO 11' 01" x 12' 02" (3.38m x 3.71m) Window to Front: Fitted Carpet: Radiator.

BEDROOM THREE 6' 05" x 9' 11" (1.96m x 3.02m) Window to Rear: Fitted Carpet: Radiator.

BEDROOM FOUR 11' 08" x 8' 01" (3.56m x 2.46m) Window to Rear: Fitted Carpet: Radiator.

BATHROOM 6' 02" x 7' 01" (1.88m x 2.16m) Window to Rear: Toilet: Wash Hand Basin: Bath with Shower Attachment: Vinyl Flooring: Radiator.

OUTSIDE Rear Enclosed Garden with Access to Single Garage.

AGENT DETAILS Client Money Protection Scheme: safeagent
Redress Scheme: The Property Ombudsman
Agent Fees can be found on our website - www.harveyrobinson.co.uk

