



Alder Close | Eaton Ford | St. Neots | PE19 7GQ

Rent £1,295 pcm

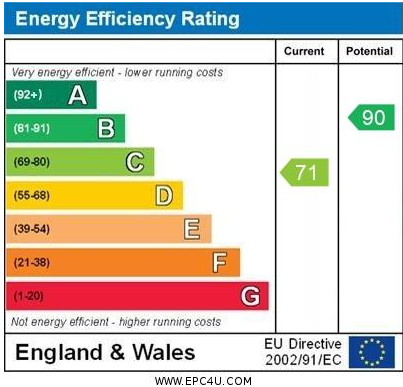
- Semi Detached House
- Three Bedrooms
- White Goods Included
- Summer House
- Fully Enclosed Rear Garden
- Single Garage
- Pets Considered
- Council Tax Band 'C'
- EPC Rating 'C'
- Available Now

FAQ's
Council Tax Band: C
Pets: Considered
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**



ENTRANCE HALLWAY Stairs to First Floor Landing: Door to Lounge/Dining Room.

LOUNGE/DINING ROOM 23' 05" x 11' 06" (7.14m x 3.51m) Window to Front: Window and Patio Door to Rear: Door to Kitchen: Two Radiators: Under Stair Storage Cupboard.

KITCHEN 10' 07" x 06' 07" (3.23m x 2.01m) Fitted Kitchen: Electric Cooker: Fridge: Space for Washing Machine: Window to Rear.

FIRST FLOOR LANDING Doors to Three Bedrooms: Bathroom: Airing Cupboard Housing Water Tank.

BATHROOM Fitted Modern White Suite: Window to Rear: Shower Over Bath: Wash Hand Basin: Toilet: Heated Towel Radiator.

BEDROOM TWO 08' 06" x 08' 06" (2.59m x 2.59m) Window to Rear: Fitted Double Wardrobe: Fitted Shelving Unit: Radiator.

BEDROOM ONE 12' 08" x 08' 06" (3.86m x 2.59m) Window to Front: Fitted Bedroom Furniture: Radiator.

BEDROOM THREE 06' 01" x 05' 11" (1.85m x 1.8m) Window to Front: Radiator.

ENCLOSED REAR GARDEN Fully Enclosed Rear Garden with Gated Side Access: Summerhouse: Laid to Lawn with Patio Area.

SINGLE GARAGE Single Garage without Power and Light.

AGENT DETAILS Client Money Protection Scheme: safeagent
Redress Scheme: The Property Ombudsman
Agent Fees can be found on our website

