



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

Huntingdon

FAQ's
 Council Tax Band: C
 Pets: Considered
 Smoking: Not Allowed

Application Process

Holding Deposit

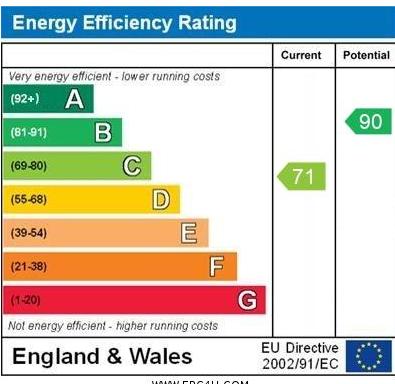
We require a holding deposit equal to 1 weeks rent whilst undertaking the necessary checks subject to the "deadline for agreement" which is usually 15 days after we receive the holding deposit. The deadline is when the Landlord can accept or decline the tenancy. The holding deposit will be refunded in the event of the Landlord 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



St Neots

Biggleswade

St Ives

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

