



Garner Drive | St. Ives | PE27 6AA

Rent £1,550 pcm

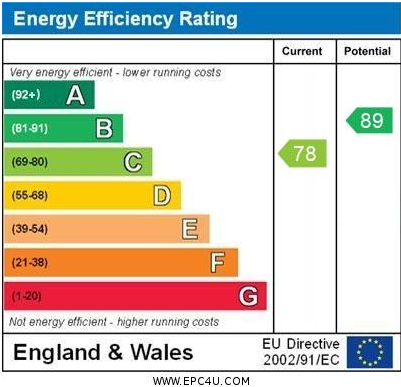
- Semi-Detached House
- Three Bedrooms
- Ensuite to Master
- Gas Central Heating
- Unfurnished
- Garage and Driveway
- Enclosed Rear Garden
- Council Tax Band D
- EPC Rating C
- Available October

**FAQ's**  
Council Tax Band: D  
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** Main Front Door: Doors to Cloakroom, Kitchen and Lounge: Stairs to First Floor.

**CLOAKROOM** Obscured Window to Side: Toilet: Sink with Storage Unit: Radiator.

**KITCHEN** 13' 2" x 10' 8" (4.01m x 3.25m) Window to Rear: Range of Base and Wall Units: Gas Hob: Electric Oven: Extractor Hood: Free Standing Fridge Freezer: Space for Washing Machine: Radiator: Door to Garden.

**LOUNGE** 19' 9" x 19' 3" (6.02m x 5.87m) Bay Window to Front: Under Stair Storage Cupboard: Radiator: Patio Doors to Garden.

**LANDING** Window to Front: Airing Cupboard: Doors to All Bedrooms and Bathroom.

**MASTER BEDROOM** 10' 9" x 10' 2" (3.28m x 3.1m) Window to Rear: Built In Wardrobe: Radiator: Door to Ensuite.

**ENSUITE** Obscured Window to Rear: Toilet: Sink: Shower Cubicle: Heated Towel Rail: Extractor Fan.

**BEDROOM TWO** 14' 8" x 10' 9" (4.47m x 3.28m) Window to Rear: Built In Wardrobe: Radiator.

**BEDROOM THREE** 13' 7" x 7' 8" (4.14m x 2.34m) Window to Front: Radiator.

**BATHROOM** Obscured Window to Front: Bath: Toilet: Sink: Heated Towel Rail: Extractor Fan.

**OUTSIDE** Enclosed Rear Garden: Single Garage: Driveway.

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

