



The Close | Godmanchester | Huntingdon | PE29 2DU

Rent £975 pcm

- Two Bedroom House
- End Terrace
- Modern Kitchen
- Open Plan Living
- Single Garage
- Close To Local Amenities
- Enclosed Rear Garden
- Unfurnished
- Off Road Parking
- Available November 2025

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**

OPEN PLAN LIVING/KITCHEN 21' 8" x 10' 1" (6.6m x 3.07m) Open Plan Living Room/Kitchen: Modern Fitted Kitchen: Oven and Hob: Space for Washing Machine and Fridge/Freezer. Lounge area with TV and Telephone Points: Radiator.

CLOAKROOM Window to Side: Toilet: Sink: Radiator.

MASTER BEDROOM 11' 0" x 9' 5" (3.35m x 2.87m) Window to Front: Built in Wardrobe.

BEDROOM TWO 10' 4" x 6' 7" (3.15m x 2.01m) Window to Rear: Radiator.

BATHROOM 7' 0" x 5' 9" (2.13m x 1.75m) Window to Rear: Bath with Power Shower: Sink: Toilet: Radiator..

GARDEN Enclosed Rear Garden: Access into Single Garage: Patio Area: Gated access to Driveway.

GARAGE Single Garage with up and over door: Lighting and Power: Driveway providing off road parking for two cars.

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

