



Pipers Lane | Godmanchester | Huntingdon | PE29 2JN

Rent £1,250 pcm

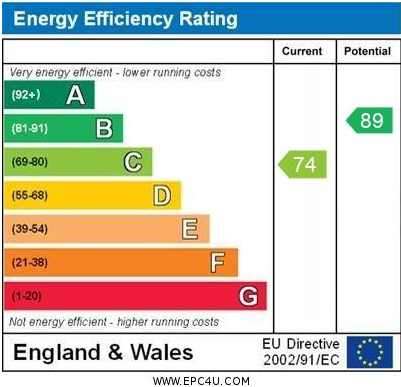
- Mid Terraced Family Home
- Three Bedrooms
- Central Godmanchester
- Fitted Kitchen
- Utility Room
- Enclosed Garden
- Single Garage
- Council Tax Band 'B'
- EPC Rating C
- Available Feb

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 "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 HALL Door Leading to Lounge: Stairs to First Floor: Radiator.

LOUNGE 15' 00" x 12' 00" (4.57m x 3.66m) Large Picture Window to Front: Radiator: Open Fireplace for Decoration Only: Open to Dining Room: Door to Kitchen and Storage Cupboard.

DINING ROOM 10' 00" x 8' 00" (3.05m x 2.44m) Patio Doors to Rear Garden: Radiator.

KITCHEN 10' 00" x 9' 1" (3.05m x 2.77m) Re-fitted Kitchen: Modern Range of Base and Wall Mounted Units with Worktop Over: Fridge/Freezer: Radiator: Door to Utility/Boot Room.

UTILITY/BOOT ROOM Plumbing for Washing Machine and Tumble Dryer: Door to Rear Garden.

MASTER BEDROOM 10' 11" x 11' 00" (3.33m x 3.35m) Large Picture Window to Front: Radiator.

BEDROOM TWO 11' 00" x 10' 10" (3.35m x 3.3m) Large Picture Window to Front: Radiator.

BEDROOM THREE 7' 7" x 6' 5" (2.31m x 1.96m) Single Bedroom with Bunk Style Single Bed: Window to Front: Radiator.

FAMILY BATHROOM Window to Rear: Shower Over Bath: Wash Hand Basin: Toilet: Heated Towel Radiator.

REAR GARDEN Fully Enclosed: Water But: Laid to Lawn with Planted Borders: Access to Garage.

SINGLE GARAGE To Rear on Block: The Garage is Third From Right.

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

